



PLANNING COMMISSION MEETING
ISD #15 District Office Building 4115 Ambassador Blvd.
Wednesday, October 20, 2021 at 7:00 PM

AGENDA

- 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. ADOPT AGENDA**
- 4. APPROVE MINUTES**
[A.](#) Minutes
- 5. PUBLIC COMMENT**
- 6. PUBLIC HEARINGS**
[A.](#) Green Valley Preserve 2nd Addition – Rezoning, Preliminary Plat, Subdivision Variances
- 7. REGULAR BUSINESS ITEMS**
[A.](#) Concept Plan – Meadows of St. Francis 4th Addition
- 8. DISCUSSION BY PLANNING COMMISSIONERS**
- 9. ADJOURNMENT**

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
September 15, 2021

1. **Call to Order:** The Planning Commission meeting was called to order at 7:03 pm by Chair Women Fairbanks.
2. **Roll Call:** Present were Todd Gardner, Colleen Sievert, Liz Fairbanks, Tara Kelly. Absent: Alan Lauermann, Deborah Humann and Dustin Pavel

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Sievert to adopt the agenda with changing the order of discussion for items #6 and #7, second by Gardner. Motion carried 4-0.
4. **Approve Minutes:** Motion by Sievert, second by Kelly to approve the August 18, 2021 minutes. Motion carried 4-0.
5. **Public Comment:**
6. **Regular Business Items: Discussed as item #7**
- a. City Acquisition of Real Property
- Thunstrom identified the City is looking to possibly acquire the property located at 22708 Rum River Blvd. As a comprehensive plan city, the Planning Commission is to review the purchase and determine its compatibility with the adopted comprehensive plan. Thunstrom identified that the purchase would be for the possible expansion of Community Park. Commission asked if there was a pre-determined use for the property. Staff identified that the City is in the process of a Park Plan to identify what the residents are looking for and what would best fit in that space. Commission was supportive of the purchase and agreed that it would be a benefit to the City.
- Motion by Sievert identifying the acquisition complies with the City Comprehensive Plan 2nd by Fairbanks 4-0 pass

7. **Public Hearing: Discussed as item #6**
- a. Green Valley 2nd
- Richmond presented staff packet and presentation identifying development components. Green Valley 2nd is a 14-lot cluster development with a public road and large wetland. This property is guided Agricultural. These 14 units are being developed on 146 acres with a 62-acre conservation easement. This development would be a rezoning to a PUD overlay for the lot area and width sizes. This side has frontage on Ambassador Blvd with a north/south public street for a single access point onto Ambassador. The road created would be a temporary dead end to allow for the extension of development to the west.
- Staff is still working with Engineering on the road requirements to determine the need for curb and gutter. Details are not yet finalized. Sidewalks are typically required in a development but due to the rural location it is not recommended by staff. The proposed conservation is property

made up of wetland and woodland. This easement would provide an indirect public use but not an active use. An easement is in place to allow the City to access for maintenance reasons. Landscaping includes two trees per site and that they maintain as many significant trees as possible through the development. A buffer is required between the collector road and residential property along that road. This project is outside of the urban service utilities and all lots require the ability to have well and septic. Development has submitted to Engineering soil information which is still being reviewed. Staff is also waiting for the final written comments from Anoka County.

With those pending pieces, (final comments from Engineering and Anoka County) staff requests that tonight's action be to table the development until the October 20th Planning Commission meeting.

Kelly requested clarification on the property that this development surrounds and the access to that the property. Richmond identified that the property belongs to a property owner that owns the parcel to the north and has direct access to Ambassador.

Fairbanks requested clarification on current use and is he wishing to sell. Richmond and Thunstrom clarified that this is farmland and open space. This is the current owner and his team working to develop as they have developed other properties within the city.

Public Hearing Opened: 7:21 p.m.

- Gene Rechtzigel 6533 160th St NW, Apple Valley (property owner to west of property in discussion). - Survey created is not legal and would like clarification as to why this is not a "Retracement" survey. Presented the difference between the two types of survey the other being a subdivision survey. What the city is doing is illegal and sighted US Gabler VS Fedoruk case. City is not transparent only got letter and limited information.
- Philip and Emily Thompson 6448 Ambassador Blvd – hand out provided and attached in minutes. Property is currently an active farm and feel this development is a liability for the farming practice. This development has several housing making crops and the issues of irrigation an issue with concerns of the wells going dry. Concerns over livestock, the odors of farming, application of fertilizers and anticipated calls about being a nuisance to the neighbors. Concerns regarding the possibility of people entering his property or leaving items on the property that may damage his equipment. Preservation to gain density when the preservation is already in place does not make sense. Is opposed to the rezoning.
- Jan McCalister 6416 Ambassador Blvd - moved to the area for the 10 acres lots. This is a calm area but project will bring more traffic to Ambassador which is already a dangerous road. The size of the new lots is too small. Opposed to the project. Participates in shooting trap on his property as well as having deer stands and does not find that safe for children.
- Cheryl Kipela 23525 Variolate St – boards horse in the area and is dependent on some of the properties off Ambassador. Has concerns with the trailer on Ambassador and the increased traffic. Ambassador gets dangerous. Did not receive a letter. Concerns on road and S turn and people try to pass her. Only 14 driveways off road now adding 14 more.
- Jesse Jones 7038 Ambassador Blvd – Doesn't mind lots getting small if anyone can do it. Everyone should get the same rule. Gets calls when spreading manure already. Dangerous corner off Ambassador and see where many things could go wrong.

- Carolyn Thompson 6938 Ambassador – long history in area with family. Development impacts the farms and hunting. Have lived by the rules of 10 acres and feel other should do the same.
- Jonathan and Meghan Anderson 6231 Ambassador Blvd – this owner knew what he was buying. Dangerous road already and adding more traffic. Accidents are already getting more severe. Stick to the 10-acre minimum and keep it fair. Passed up on an opportunity to do the same thing because was following the rules.
- Keith Lipinski 7559 245th Ave NW, Zimmerman – uses Ambassador everyday to get to work at the School District. There are a lot of deer and accidents are already increasing with the increase in traffic. Hunts in that area, land owner has harassed him and his son. Look at other cities running out of land, this one isn't and does not want to end up there.
- Rebecca Curtis 6481 Ambassador Blvd – moved here for the quiet rural setting to have acreage. Every car from this street will shine a light in her windows. Severe accidents including a recent motorcycle fatality and several deer accidents. Fear kids and families on Ambassador. Moved here to be further away.
- Jeffrey Tener 23003 Spring Hill Rd – question/clarification that lot sizes are based on public benefit? Only two lots will enjoy the public benefit from the easement. MnDNR has a snowmobile trail down the proposed road. Any consideration for the trail? Who decides if the public benefit is enough?
- Mike Watroba 23580 Nacre St – requests that lot minimums stay to 10 acres. Do not want to see that changed.
- Kelsey Slaughter and Jordan Demorrett 6445 Ambassador Blvd – Concerns regarding traffic and safety issues, destroying the natural space and an increase in lot value. Increasing traffic to Ambassador is dangerous. Concerns if PD and Fire will have the capacity for the increased development along with schools or how the county will maintain the road.
- Don Slaughter 6445 Ambassador Blvd – keep to 10 acres and shut this down now!
- Bob Olson 7175 245th Ave, Isanti – active farm in Isanti and in St. Francis. Real estate agent in the area as well. Feed the Developer, planner and attorneys have had months to prepare and the people had days. Agricultural, social and environmental aspects to this preservation. Discussed the understanding of a variance. City doesn't have a shortage of property developable property. Discussed there is no financial benefit to the city for doing this in the rural area. Easement does not provide access to the residents. Already a snowmobile trail and the easement is land locked. Agricultural and residential property doesn't mix. Thompsons have a small vegetable stand. If they need to apply any chemicals there is a distance requirement on each type of chemical. PUD's have been rejected on this property and others he has tried to pursue with owners. This property two owners ago got rejected by Hylen. Good common sense to deny this.
- Megan Anderson– ask to vote it down and not table this. We have children and hunt there and vote this down and make it go away.

- Cynthia Hiller 24217 Seelye Brook Dr – when you get the developments you get the snowmobilers and 4-wheelers and as ag property have to call the cops a lot because they are on your property without permission. Les we have, keep them in St. Francis. We are rural we are not with St. Francis. St Francis thinks we are all residents and we are not. The more residents the more theft and issues. I say no way.

Public Hearing Closed 8:28 p.m.

Fairbanks – I votes to deny, not in the right spot and do not agree with the development. Believes we need to keep the 10 acres in place. Makes a motion to deny this development.

Kelly – I live in a development now that was one of these. If it wasn’t for something like this I wouldn’t be living int his community. Understand concerns, do not know anything about road situation. Would have requested to table this.

Gardner – Agree, I also live in a community that was agricultural and still live next to agricultural property. At end of road is all farmland. Come out of the community to a cornfield. Also suggest to table to get applicant here and collect additional information. Curious on road going in and what the county will say. County errors on the side of safety so feel they will have a big say in this. Sounds like we need to collect DNR comments as well. Want to see all the information and do not like to make decisions on partial information.

Sievert – live on acreage and on a county road and also see dangerous traffic issues. Given the fact the application was not available and all the information is not before us vote to table it as well.

Sievert makes a motion to table the land use and subdivision request pertaining to the Green Valley Preserve 2nd Addition subdivision and direct the applicant to refine plans and provide updated information related to the public street, lot buildability and landscaping. – 2nd by Kelly. 3-1 passed (Fairbanks)

8. **Planning Commission Discussion**

- a. On track for the October meeting
- b. Resident notices – notices are sent to properties that are 350’ from the property involved in a land use application. This is Statute for these types of applications. The City has the ability to increase that distance understanding the financial implications associated with this action. Staff will discuss with Council.

9. **Adjournment:** Motion by Gardner, second by Sievert to adjourn. Motion carried 4-0. Meeting adjourned at 8:54 pm.

Website Link to Packets and Minutes for the Planning Commission:
<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom
DATE APPROVED:



PLANNING COMMISSION
AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond, Planner
SUBJECT: Green Valley Development – Rezoning, Preliminary Plat, Subdivision Variances
DATE: 10-13-2021 for 10-20-2021 meeting
APPLICANT: Terry Buchanan
LOCATION: South of Ambassador Blvd NW, east of Nacre St NW (PINs: 27-34-25-44-0004; 27-34-25-43-0002; 34-34-25-11-0001; 34-34-25-14-0001; 34-34-25-13-0001)
COMP PLAN: Agriculture
ZONING: A-2 Rural Estate Agriculture

OVERVIEW:

****Please review the Packet provided for the September 15, 2021 Planning Commission meeting.****

The City has received rezoning and preliminary plat applications from Terry Buchanan to create a Planned Unit Development (PUD) on a 146-acre site in western St. Francis along Ambassador Blvd. The proposed development would include 14 single-unit detached lots and a large conservation easement contained within an outlot. The proposed PUD would not increase the allowable density for the site. A public street is proposed to be created to serve the new lots and provide access onto Ambassador Blvd NW.

A concept plan was submitted and reviewed by the Planning Commission and City Council in March and April of 2021. At that time, the Planning Commission and City Council discussed the number and size of proposed lots, the conservation easement, and the proposed public street and were generally supportive of the project. The applicant has incorporated comments received during the concept plan review into the current submission.

SEPTEMBER PC MEETING:

This project was brought before the Planning Commission in September. At that time, a number of neighbors and community members spoke about the concerns they have regarding this project. These concerns include:

- Ambassador is a busy road and adding more traffic will make it more dangerous
- Residential lots would hurt neighboring farming practices
- Residential lots would hinder hunting in the area
- City should treat all lots the same – why should the lot size rules be changed for this area?
- Providing a conservation easement over land that is already protected (i.e. wetlands) that no one is allowed to access isn't a public benefit

Following the public hearing and discussion, the Planning Commission voted to table the request to the next meeting. Commissioners asked the applicant to provide additional information regarding the public street, landscaping, and lot buildability.

Since the meeting, the applicant has worked to address the Commission's request for additional information. Anoka County has also provided their comments on the project which are attached.

ANALYSIS:

Public Street

The proposed development has frontage on Ambassador Blvd NW to the north. Anoka County reviewed the proposed development and provided the attached comment letter. The County is supportive of the proposed street and its location so long as an eastbound right turn lane and a westbound bypass lane are completed in conjunction with this development. The applicant has provided plans for the turn lane and bypass lane consistent with the County's request.

Two subdivision variances related to roads are requested as part of this development. The first is a variance for street length which was discussed in September. Please see the September packet for additional details about road length. The second is a variance to allow a narrower street width of 24' for the proposed public road.

Within the City's urban service area, public roadways are required to be created consistent with an "urban section." This means that these roads are wider and constructed with curb and gutter to handle stormwater runoff. Due to the proposed road's location outside of the City's urban service area, Staff does not believe that an "urban section" with curb and gutter is necessary. Rather, a "rural section" consisting of a narrower roadway and a ditch system to handle drainage is appropriate in this instance. Rural sections commonly allow a pavement width of 24', which is what is proposed. However, the City Code requires a width of 32'. Therefore, the subdivision variance is requested.

Landscaping

The applicant has provided a landscaping plan which shows 2 trees per lot to be planted in the front yard. This meets Code landscaping requirements for single-family developments. The southern 5 lots (Lots 5-9) include large areas of woodland. Staff has asked the applicant to be selective in placing building pads in areas where clear cutting is kept to a minimum. In order to do this, the applicant provided the attached tree survey noting the location of significant trees on the site. The applicant should show the potential building pads for each site in locations corresponding to less vegetated areas per the tree survey. All the trees in the conservation easement will remain.

A buffer yard is typically requested between residential lots and collector roadways. The buffer yard is intended to mitigate the noise and headlights that a property owner abutting a busier collector roadway may experience. For this development, this buffer would apply to the north side of Block 2 Lot 1 where an infiltration basin is planned. Staff suggests that the applicant revise the landscaping plan to include a vegetative buffer for Block 2 Lot 1. Anoka County did specify in their review letter that no vegetation should be planted so as to create a sight obstruction. Staff will review the revised landscaping plan to ensure that sight triangles remain intact.

Snowmobile Trail

During the September meeting, a number of comments were made about the snowmobile trail that runs through this site. This trail (Trail 85 – Rum River) is designated as a snowmobile trail by the DNR but must be agreed to by property owners. There are no permanent easements in favor of the DNR for the snowmobile trail on the property. Staff reached out to the DNR twice regarding the nature of this trail, but received no response.

The applicant has provided plans showing that the snowmobile trail will be allowed to remain as part of this development. It will travel south along the ditch of the public road before crossing Lot 9 and running through the land proposed to be part of the conservation easement. The preservation of the snowmobile trail and its location within the proposed conservation easement are considered by Staff to be an additional public benefit resulting from the nature of the proposed development as a PUD. The clustering of homes within the PUD provides a large area of open space on the south end of the site which would not be there if the lots were developed following regular A-2 standards. Within the public

road right-of-way and the conservation easement, it is much easier to ensure that the snowmobile trail will continue.

Lot Buildability

Over the last month, the applicant has continued to work to address lot buildability. Staff will provide an update on this at the meeting.

Public Benefit

A major component of any PUD is the idea that the development creates a public benefit for the City in exchange for some flexibility from existing zoning standards. There was some discussion at the meeting in September about the kind of public benefit provided by the proposed development. Staff sees several public benefits for the proposed development which are described below.

Firstly, this type of cluster provides an environmental benefit. The environmental impact is reduced when houses are located within a smaller area. The applicant has proposed a 62-acre conservation easement on the site to hold this land as open space in perpetuity. Not only is the preservation of this land important for nearby residents who may enjoy the view, but open space of this size provides habitat for animals in the area. As the City continues to grow and develop, having the forethought and ability to preserve open space becomes even more important.

Second, the design of this subdivision allows the existing public snowmobile trail to be located almost entirely on public land, protecting its existence into the future. Members of the public using the trail will be able to enjoy the preserved open space during the winter months.

Finally, cluster developments are more efficient for City Staff as well as residents. A shorter road reduces maintenance and plowing costs for the City. Code enforcement is much easier in areas of small to moderate lot sizes as fewer properties tend to have large amounts of cars and debris. Services such as broadband which are desired by residents are better able to locate in the area, since the clustered lots allow for providers to serve more households with a shorter line.

RECOMMENDATIONS:

Staff recommends the following:

- 1) Planning Commission recommendation of approval of the rezoning of the subject site from A-2 to PUD A-2.
- 2) Planning Commission recommendation of approval of the preliminary plat for Green Valley Preserve 2nd Addition with conditions and findings of fact.
- 3) Planning Commission recommendation of approval of subdivision variances to allow a temporary dead-end street less than 32 feet wide and longer than 1,500 feet with conditions and findings of fact.

Proposed Findings – Rezoning

- 1. The proposed rezoning is consistent with the Comprehensive Plan designation for the site.
- 2. Applicant is proposing to utilize the site in a manner consistent with the A-2 district with some flexibility from zoning standards.

Proposed Conditions – Preliminary Plat

- 1. Approval is subject to the concurrent approval of the related land use and subdivision requests pertaining to the Green Valley Preserve 2nd Addition project.
- 2. Any expansion of this PUD shall require a PUD amendment as specified by Code Section 10-37-05 Amendment of a PUD.
- 3. Applicant shall provide existing and proposed legal descriptions for the site.

4. Applicant shall provide the legal description for the conservation easement and related access easement.
5. Final wording of the conservation easement shall be provided with the final plat.
6. Applicant shall revise the preliminary plat:
 - a. Add the site's existing zoning district (A-2 Rural Estate Agriculture).
 - b. List total acreage of the land to be subdivided and total upland area (land above the ordinary high water mark of existing wetlands, lakes and rivers).
 - c. For each lot, show building pads.
 - d. On an aerial map, show existing features of the site and within 300' of the site: wooded areas, wetlands, roads, snowmobile trail, driveways, etc.
 - e. Show the existing and proposed snowmobile trail.
7. Applicant shall revise the landscaping plan:
 - a. Provide a complete planting schedule.
 - b. Show how the building pads could be placed in such a way as to minimize the environmental impact and/or removal of high quality and significant trees that will occur on those lots.
 - c. Identify sodded and seeded areas and label with respective areas in sq. ft.
 - d. Provide vegetative buffer along the northern side of Block 2, Lot 1.
8. Applicant shall comply with all comments from the City Engineer as stated in his September 8, 2021 memo.
9. Applicant shall comply with all comments from Anoka County Transportation Division regarding roadways and access onto Ambassador Blvd NW as stated in their September 22, 2021 memo.
10. Park dedication shall be satisfied at the time of final plat.
11. Other conditions identified during the review process by Staff, the Planning Commission, or the City Council.

Proposed Findings of Fact – Preliminary Plat

1. The proposed rezoning is consistent with the City's 2040 Comprehensive Plan and compatible with present and future land uses of the area.
2. Excluding the exceptions granted by the PUD, the development is consistent with the City's Zoning Ordinance.
3. The proposed development is not intended to be accommodated by public sewer and water and therefore will not overburden the City's service capacity.
4. Traffic generated by this development is within the capabilities of streets serving the property.

Proposed Conditions – Subdivision Variances

1. The public street shall be designed according to specifications provided by the City Engineer.
2. Approval is subject to the concurrent approval of the other related land use and subdivision requests pertaining to the Green Valley Preserve 2nd Addition project.
3. All fees and financial obligations shall be received by the City prior to the releasing of the approval document for recording.

Proposed Findings of Fact – Subdivision Variances

1. The long, thin shape of the subject site and the location of wetlands negatively affect the applicant's ability to fully develop the land in a way that would allow for a shorter temporary dead-end street. The site's shape and location of physical features is a circumstance that was not created by the owner.
2. The site is located outside of the urban service area where an urban street section is unnecessary.
3. The variance will not be detrimental to the public health, safety and welfare or injurious to other property in the vicinity in which the development site is situated.
4. The variance will not increase the flood hazard or flood damage potential.
5. The variance will not result in a stage increase violating the requirements of Minnesota Statutes, Ch. 104 and Ch. 105, as may be amended, and any applicable requirements imposed by the Federal Emergency Management Agency.

ACTION TO BE CONSIDERED:

After the public hearing and discussion, the Planning Commission could take one of the following actions:

- 1) Recommend approval with the conditions and findings of fact as presented by Staff.

Proposed Motions:

- A) Move to recommend approval of the rezoning of roughly 146 acres south of Ambassador Blvd and east of Nacre St from A-2 Rural Estate Agriculture to PUD A-2.
- B) Move to recommend approval of the preliminary plat of Green Valley Preserve 2nd Addition with conditions and findings of fact as recommended by Staff.
- C) Move to recommend approval of the subdivision variances to allow a temporary dead-end street to be narrower than 32 feet wide and longer than 1,500 feet with conditions and findings of fact as recommended by Staff.

- 2) Recommend denial with Planning Commissioners' findings of fact.

Table the request to the next Planning Commission meeting and provide direction to Staff and the applicant as to the additional information needed.

Attachments

- Applicant Submittals
 - Updated Survey with Snowmobile Trail
 - Tree Survey
 - Snowmobile Trail Map
- Anoka County Highway Department Review Letter dated September 22, 2021
- City Engineer Memo dated September 8, 2021

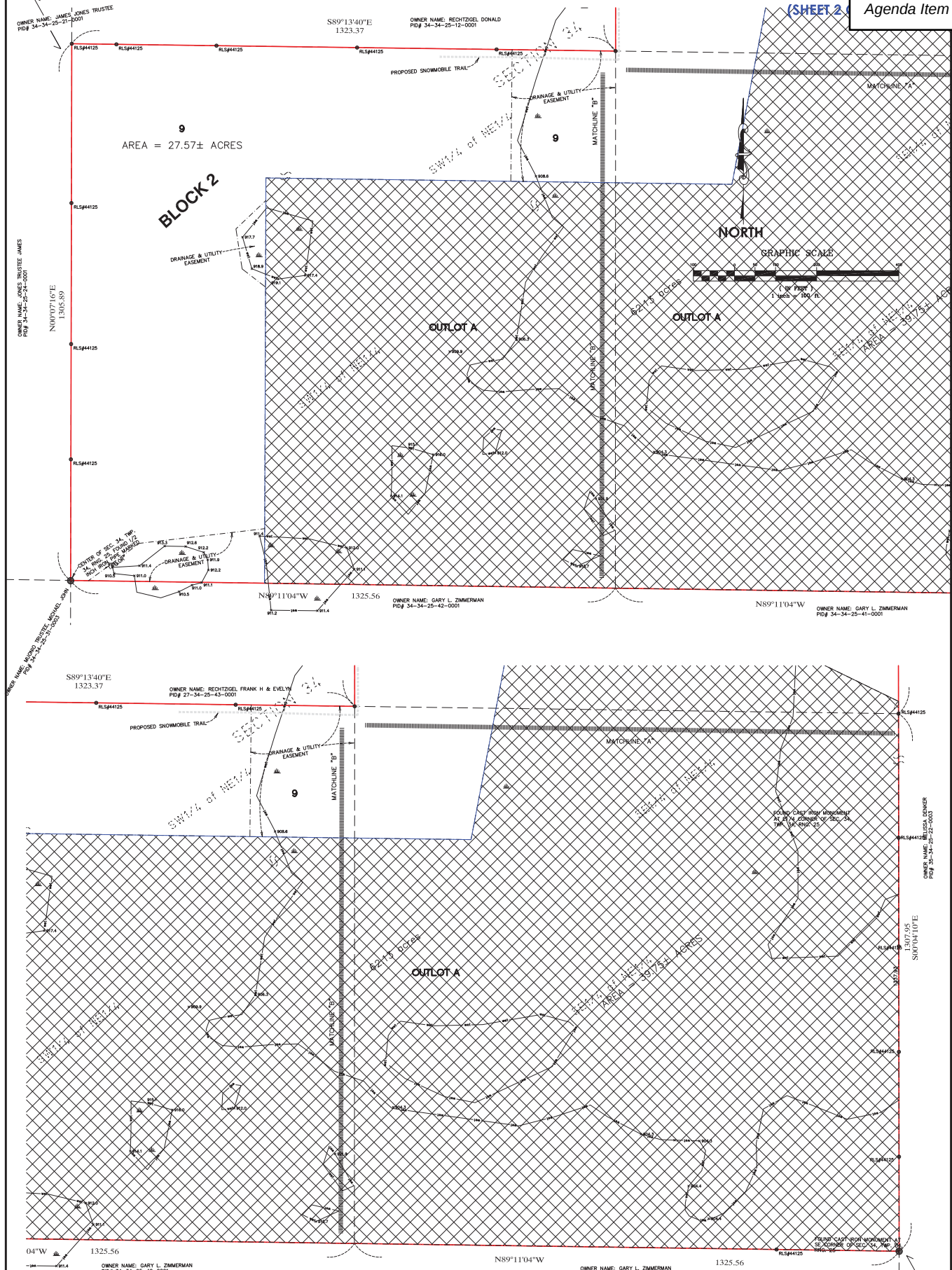
(SHEET 1 of 1) Agenda Item # 6A.



PRELIMINARY PLAT ~OF~ GREEN VALLEY PRESERVE SECOND ADDITION

Agenda Item # 6A.

(SHEET 2)



ZONING & NOTES

- PROPERTY PRESENTLY ZONED A-2 RURAL ESTATE, COMPREHENSIVE PLAN DESIGNATION IS AGRICULTURE.
- ALL ADJACENT PROPERTIES ZONED A-2 RURAL ESTATE.
- PROPOSED ZONING: RUD
- BUILDING SETBACKS:
FRONT = 35'
SIDE = 10'
REAR = 35'
- TOTAL SITE AREA = 146.7± ACRES

BENCHMARK

BASIS FOR ELEVATION: ANOKA COUNTY BM 42946, NVAD 1985, ELEV = 497.018 (TOP OF MOST EASTERLY BOLT ON THE SE SIDE OF THE BRIDGE)

LEGEND

- DENOTES CONSERVATION EASEMENT
- x101.2 DENOTES EXISTING ELEVATION.
- DENOTES IRON MONUMENT FOUND

NOTES:

- WETLANDS DELINEATED BY DELLOH HAYES IN APRIL, 2021.
- SOIL BORINGS BY LOGAN'S EXCAVATING, DATED APRIL, 2021.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF RECORD. EASEMENTS, APPURTENANCES AND ENCUMBRANCES MAY EXIST IN ADDITION TO THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO MODIFICATION UPON RECEIPT OF A TITLE INSURANCE COMMITMENT TO ASSURE THE SURVEY.
- CONTAINERS SHOWN HEREON FROM <https://legis.house.state.mn.us/dms/mnmapinfo>. SPOT CHECKS WERE MADE AND TOPOGRAPHY WAS ADJUSTED TO BEST MATCH 9481 OBSERVED ELEVATIONS.

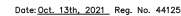
Rev. 10/13/21, add snowmobile trail

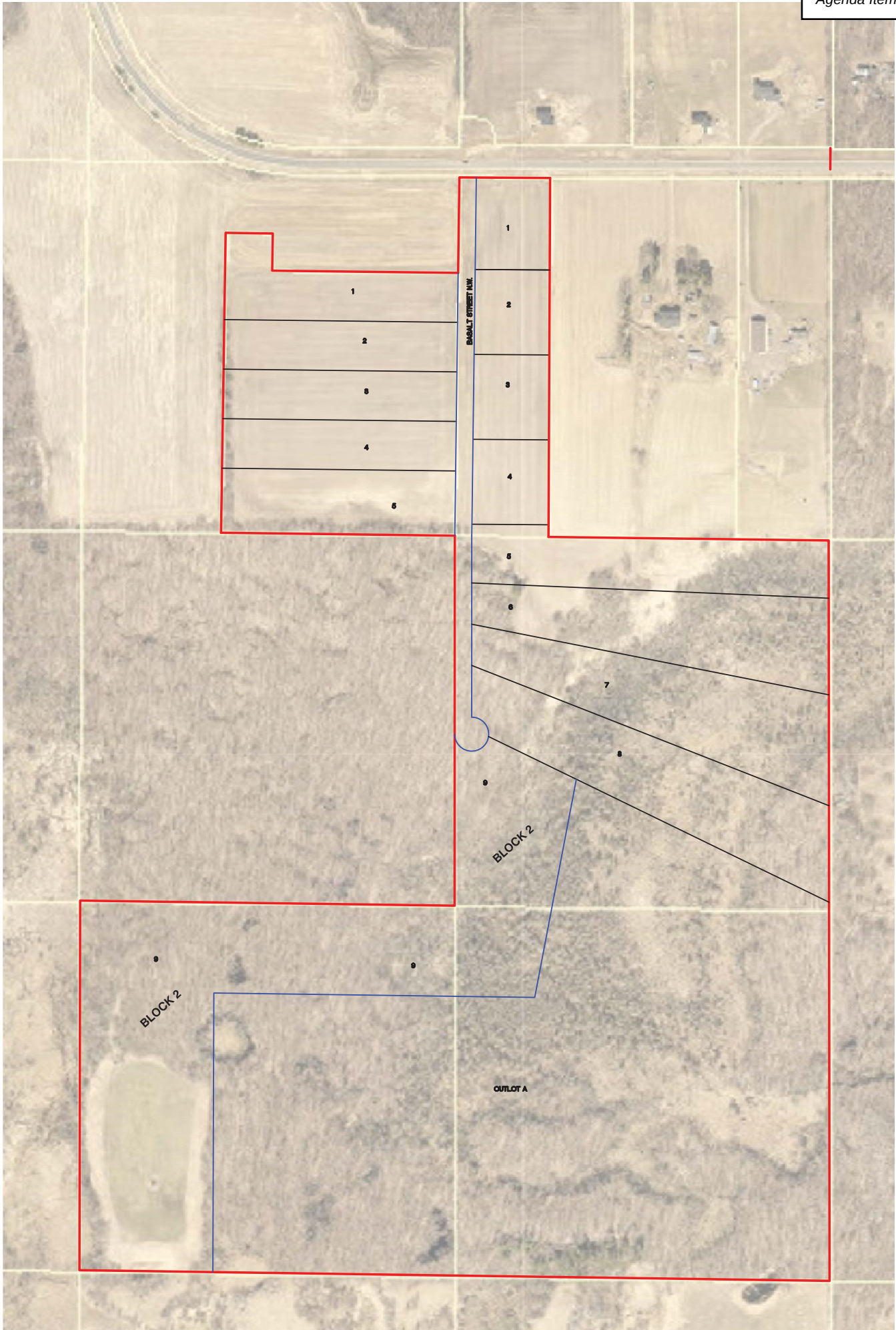
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

ERIC R. VICKARYOUS

Date: Sept. 9th, 2021, Reg. No. 44125

Agenda Item # 6A.





North

Agenda Item # 6A.



Parcel Information:

Approx. Acres:

Commissioner:

Owner Information:

south



Plat:

Anoka County GIS

1:2,400

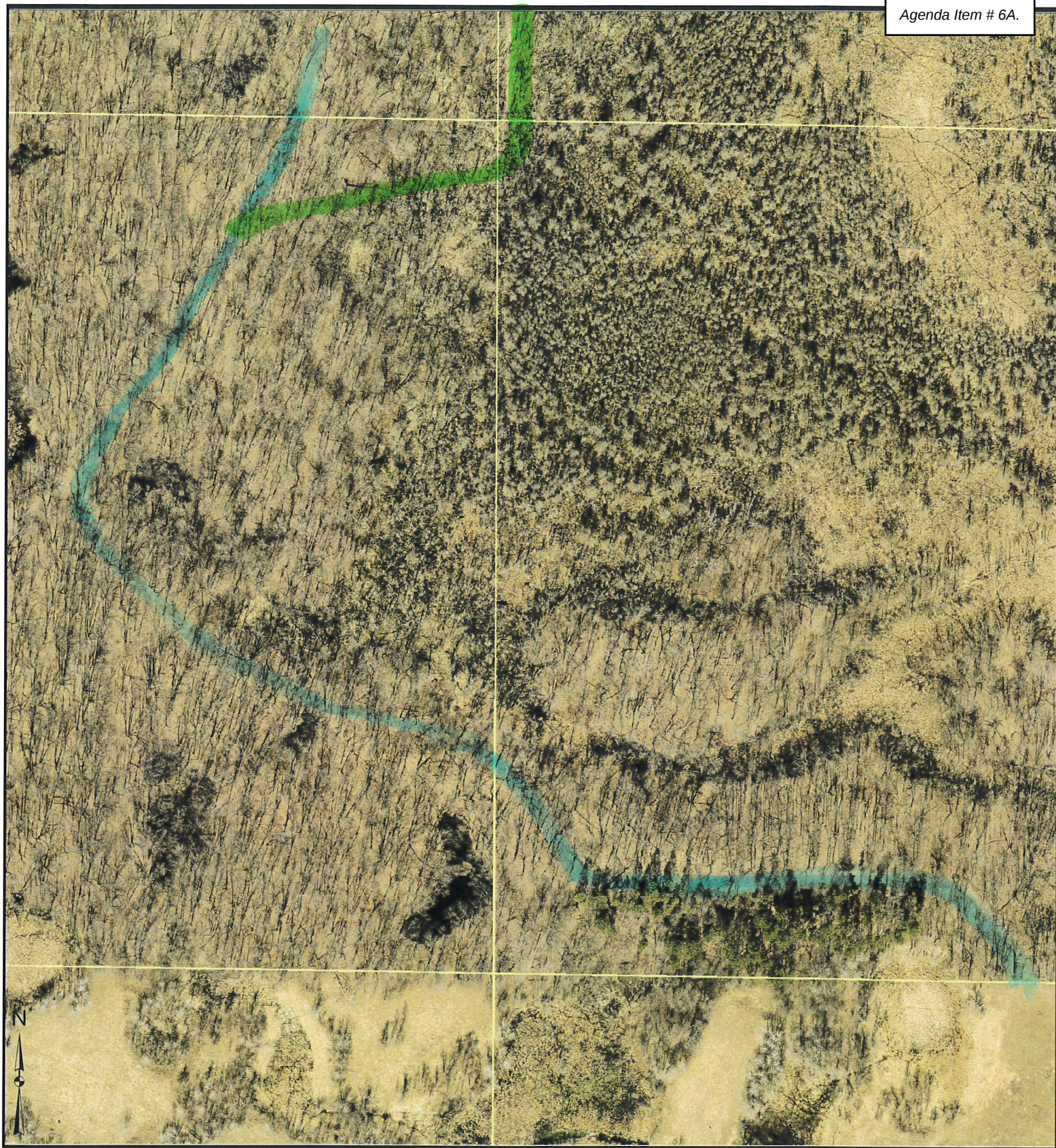
Date: 10/12/2021

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Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Anoka County Parcel Viewer

Agenda Item # 6A.



Parcel Information:

34-34-25-13-0001

Approx. Acres: 39.71880274

Commissioner: MATT LOOK

Owner Information:



SAINT FRANCIS

MN 55330

Plat:



Anoka County
TRANSPORTATION DIVISION
Highway

Agenda Item # 6A.

Beth Richmond
City of St. Francis
23340 Cree St. NW
St. Francis, MN 5507

September 22, 2021

RE: Preliminary Plat – Green Valley Preserve 2nd Addition

Dear Beth,

We have reviewed the Preliminary Plat for Green Valley Preserve 2nd Addition to be located south of CSAH 28 (Ambassador Boulevard NW) and east of CR 70 (Nacre Street NW) within the City of St. Francis, and I offer the following comments:

An additional 10 feet of right of way along CSAH 28 will be required for future reconstruction purposes (60 feet total right of way width south of CSAH 28). As proposed, the plat will introduce one new street access point onto CSAH 28, which will be permitted provided that construction of an EB CSAH 28 right turn lane and WB CSAH 28 bypass lane are completed in conjunction with this plat. The exact turn lane requirements and design details for construction will be determined through the ACHD Engineering Plan Review process. It appears that all intersection sight distance requirements can be met for the plat and the city/developer should ensure that sight distance requirements are met to the greatest extent possible. No other access points onto CSAH 28 will be permitted for this plat and the right of access along CSAH 28 should be dedicated to Anoka County with the exception for the proposed new city street. Please note that no plantings or private signs will be permitted within the county right of way and care must be exercised when locating private signs, building, structures, plantings, berms, etc. outside of the county right of way, so as not to create any new sight obstructions for this section of CSAH 28.

ACHD would like to work with local governments in promoting compatibility between land use and the county highway system. It should be recognized that residential land uses located adjacent to County highways often results in complaints about traffic noise. Existing and/or future traffic noise from CSAH 28 could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where establishment of the land use would result in violations of established noise standards. It is advised that the City and the Developer assess the noise situation for this development as it is proposed to be located directly adjacent to CSAH 28 and take the level of action deemed necessary to minimize the impact of any highway noise by incorporating the appropriate noise mitigation elements into the design and phasing of this plat as applicable.

Our Passion Is Your Safe Way Home

1440 Bunker Lake Boulevard N.W. ▲ Andover, MN 55304-4005
Office: 763-324-3100 ▲ Fax: 763-324-3020 ▲ www.anokacounty.us/highway

Affirmative Action / Equal Opportunity Employer

The ACHD Engineering Plan Review process will apply to this site. Construction plans for the EB CSAH 28 right turn lane and WB CSAH 28 bypass lane and drainage calculations must be submitted along with a grading and erosion control plan that delineates the drainage areas for this development. The post-developed rate/volume of runoff must not exceed the pre-developed rate/volume of runoff for the 10-year critical design storm. Contact Brandon Ulvenes, Engineer I, via phone at 763.324.3159 or via email at Brandon.Ulvenes@co.anoka.mn.us for further information and to coordinate the ACHD Engineering Plan Review process. Please submit the drainage calculations, grading and erosion control plans, right and left turn lane construction plans, ACHD Design Requirements Checklist for County Highway Modifications (copy available via our website), and the applicable engineering plan review fee (estimated at \$850.00) to Mr. Ulvenes for his review and approval.

Following completion of the ACHD Engineering Plan Review process outlined above, the contractor(s) who will be completing any work within the county right of way must begin the ACHD Permit process. One permit for Work within the County Right of Way (\$150.00) and one Street Access permit (\$250.00) must be obtained prior to the commencement of any construction. License permit bonding, methods of construction, design details, work zone traffic control, restoration requirements and follow-up inspections are typical elements of the permitting process. Contact Sue Burgmeier via phone at 763.324.3142 or via email at Susan.Burgmeier@co.anoka.mn.us for further information and to coordinate the ACHD Permit process.

Thank you for the opportunity to comment. Feel free to contact me if you have any questions regarding this review.

Sincerely,



Logan Keehr
Traffic Engineering Technician

xc: CSAH 28/Plats+Developments/2021
Jerry Auge, Assistant County Engineer
Jane Rose, Traffic Engineering Manager
David Zieglmeier, County Surveyor
Sean Thiel, Graduate Engineer
Sue Burgmeier, Traffic Engineering Technician
Brandon Ulvenes, Engineer I



**ENGINEERING REVIEW
for the City of St. Francis
by
Hakanson Anderson**

Submitted to: City of St. Francis

cc: Joe Kohlmann, City Administrator
Kate Thunstrom, Community Development Director
Jason Windingstad, Public Works Director
Craig Jochum, City Engineer
Beth Richmond, City Planner
Dave Schaps, City Attorney
Terry Buchanan, Developer
David Poggi, Developer's Engineer
Eric Vickaryous, Developer's Surveyor

Reviewed by: Shane Nelson, Assistant City Engineer

Date: September 8, 2021

**Proposed
Project:** Green Valley Preserve Second Addition

Street Location: Unassigned

Applicant: Green Valley Development LLP

Owners of Record: Green Valley Development LLP

Jurisdictional Agencies: City of St. Francis, Anoka County, BWSR,
(but not limited to) Army Corps of Engineers, MPCA, MDH, URRWMO

Permits Required: City Approval, NPDES Construction Permit,
(but not limited to) Anoka County Access Permit

INFORMATION AVAILABLE

Preliminary Plat of Green Valley Preserve Second Addition, dated 9/9/2021, prepared by Acre Land Surveying

Preliminary Plans for Green Valley Preserve Second Addition, dated 9/2/2021, prepared by Civil Methods, Inc.

Stormwater Management Plan, dated 8/17/21, prepared by Civil Methods, Inc.

Wetland Delineation Report for Green Valley Preserve Second Addition, dated 4/24/2021, prepared by Logan's Excavating

Soil Observation Logs, dated 5/1/2021, prepared by Logan's Excavating

SITE ACCESS / VEHICULAR TRAFFIC

1. The project is proposed to receive access from Ambassador Blvd (CSAH 28). Ambassador Blvd (CSAH 28) is a County Highway and is under the jurisdiction of the Anoka County Highway Department. The new street access must meet all design and safety criteria (including site distance) as per the Anoka County Highway Department requirements. The Applicant shall be responsible for providing a design that meets Anoka County Highway Department standards and shall be solely responsible for all costs associated with the construction of the turn lanes and new access, including right-of-way acquisition if necessary.
2. A new City Street that terminates in a cul-de-sac is proposed to be constructed to provide access to the new lots proposed with this development. The cul-de-sac street is approximately 2,000 feet in length.
3. The minimum pavement width is 32 feet face-to-face of curb (11-43-02). The plans shall be revised accordingly.
4. At this time, we have not received a Geotechnical Report prepared by a Licensed Soils Engineer, as required. To determine sub-grade soils classification and bearing capacity of the soils in the proposed development, a geotechnical investigation report shall be prepared under the supervision of a licensed soils engineer associated with a qualified soils testing service and be provided to the City Engineer. The report shall contain the design recommendation for street section in accordance with the City's Private Development Standards. In proposed streets, geotechnical investigation shall be performed at intervals not to exceed 500 lineal feet. The soil borings completed during the investigation shall be at least 10 feet in depth below the proposed finished grade and 5 feet below the proposed elevations of utilities. Ground water levels shall be reported at each boring. Elevations shall be in mean sea level datum. Locations of borings shall be measured in the field and accurately shown on the plans. (11-43-02.K)

PRELIMINARY PLAT

1. All lots must contain a one (1) acre contiguous parcel of land at the proposed building site that meets the following physical characteristics:

Within the one-acre contiguous parcel there shall be a proposed building site with a minimum dimension of 100 feet by 100 feet. The proposed building site shall have at least a three (3) foot separation between the final surface elevation of the lot and the highest known ground water elevation. The highest known water table is to be determined by the presence of mottled soil in soil tests. The balance of the one-acre shall not include any Type 1-8 Wetlands. Lots requiring fill material in order to meet the three (3) foot separation requirement shall provide the City with a grading plan. The grading plan shall note the location of the area to be filled, the location of the proposed individual sewage treatment system and alternate individual sewage treatment system locations and borrow sites if applicable.

Many of the Soil Observation Logs did not extend to a depth that is sufficient to determine if the above City Code requirements have been met. Further, no grading is depicted on the Preliminary Grading Plans to indicate fill to meet the requirements.

Please provide additional soil borings and/or revise the Preliminary Grading Plans per the above City Code requirements. Please also provide a lot buildability table indicating the building pad areas with 3' of separation to mottle soil and the provided "contiguous" upland area. (11-42-03.B)

2. Drainage and utility easements at least 10' wide shall be provided on all lot lines. (11-44-01).
3. The Preliminary Plat indicates a "Gap or Overlap with the adjacent property" along the western and northerly border. We recommend that any consideration of the Preliminary Plat is contingent upon the title issues being resolved and confirmation that all lots continue to meet City zoning standards.
4. A building setback of 30' from the delineated wetland is required. (10-81-02)
5. Wetland buffers are required adjacent to all delineated wetlands and shall be within a conservation easement or a drainage and utility easement. (10-83-04.C.8.e) The Preliminary Plat shall be revised to depict the required easements.
6. The area of stormwater ponds HWL plus one (1) foot of freeboard shall be contained within a drainage and utility easement. (10-82-06.8) Please update the Preliminary Plat accordingly.
7. Please provide a 20' wide drainage and utility easement along the rear lot lines of Lots 1 thru 5, Block 1 and along the south lot line of Lot 5, Block 1 to allow for cross drainage.

8. Please provide a 20' wide drainage and utility easement along the rear lot lines of Lots 1 thru 4, Block 2 and along the north lot line of Lot 5, Block 2 to allow for cross drainage.

GRADING, DRAINAGE AND EROSION CONTROL

1. The Preliminary Grading Plan does not depict an urban section street as required by City Code. The preliminary grading plan shall be revised.
2. The 2-year, 10-year, and 100-year HWLs shall be labeled for all stormwater ponds, wetlands, and waterbodies.
3. Silt fence will be required along the western border of the proposed street, STA 10+00 to the southerly grading limits.
4. A drainage swale will be necessary near the south lot line of Lot 5, Block 1 such that the stormwater generated from Lots 2 thru 5, Block 1 can be managed within the stormwater system designed and constructed with the development. Stormwater runoff onto adjacent properties may not be increased from the pre-development conditions.
5. A stabilized construction exit will be required. The plans shall be revised to depict the stabilized construction exit.
6. Access routes for maintenance purposes to structures outside the right-of-way and inlets/outlets at ponding areas shall be depicted on the plans. All access routes are required to have an 8% maximum grade, 4% maximum cross slope, shall be 10 feet wide and within a 20-foot-wide easement. Please clearly depict the maintenance routes on the preliminary grading plan and revise the Preliminary Plat to depict the easements.
7. This project will disturb more than 1 acre of land, therefore, an NPDES Construction Permit from the MPCA will be necessary.
8. Redundant silt fence is required when grading activities are within 50 feet of a wetland.

STORMWATER MANAGEMENT

1. In general, this project is adding impervious surface in the form of new roads, houses, driveways, patios, outbuildings, and stormwater ponds. However, the Stormwater Management report submitted does not appear to account for the increase in impervious surface and the stormwater ponds depicted appear to be under-sized. The stormwater model shall be updated to include all new proposed impervious area.

2. The entire contributing drainage area and/or plat area is not included in the model. The stormwater model shall be updated to include all contributing drainage areas and/or plat area.
3. During residential house construction, it is expected that lots will generally be graded such that the front half of the house is directed towards the roadway. Please adjust the proposed watershed boundaries to account for the anticipated proposed conditions.
4. The stormwater management system must be designed such that: (10-82-04)
 - a. Stormwater peak runoff rates shall not increase for the 24-hour, 2-year, 10-year, and 100-year storm events.
 - b. Volume, total suspended solids, and total phosphorous may not increase on an average annual basis.
 - c. An instantaneous stormwater volume calculated as one (1) inch of runoff from the new impervious surface shall be retained on site.
5. The High-Water Level must be determined for all waterbodies, including wetlands, to establish acceptable Low Floor and Lowest Opening elevations. (10-82-06.E) The stormwater model shall be revised to include the wetlands.
6. Please provide soil borings in the locations of the infiltration basins to confirm separation to water table. A minimum of 3' of separation is required from the bottom of the infiltration practice to the seasonally saturated soils.
7. With a curb and gutter road section, pre-treatment will be required prior to discharging stormwater to the infiltration basins. Please provide forebays that will provide pre-treatment of stormwater entering infiltration basins in accordance with Minnesota Stormwater Manual guidance.

WETLANDS

1. The Wetland Delineation Report has been received and is under review.
2. A wetland management plan is required for this development consistent with Section 10-83-04 of the City Code. Please update the Preliminary Grading Plan to depict the applicable wetland buffers as per table 10-83-04.C.7.c.
3. The buffer establishment plan and signage plan may be provided at a later date (with the Final Plat application).
4. There are no wetland impacts depicted with the Preliminary Grading Plans.

SEPTIC SITES

1. Suitability of septic sites to be reviewed by Building Official.

WATER SUPPLY

1. Individual wells are proposed to provide water supply to the proposed lots. Wells must meet requirements of the Minnesota Department of Health and applicable state laws and regulations.

OTHER

1. Zoning review to be completed by City Planner.
2. The final construction plans must be in accordance with City standards and include all applicable City standard details, which can be found here: <https://www.stfrancismn.org/commdev/page/private-development-standards>

SUMMARY AND/OR RECOMMENDATIONS

We recommend that the Applicant revise and resubmit for review prior to City Council consideration. We further request that the Applicant provide a response letter indicating the action that was taken to address each comment with the resubmittal.



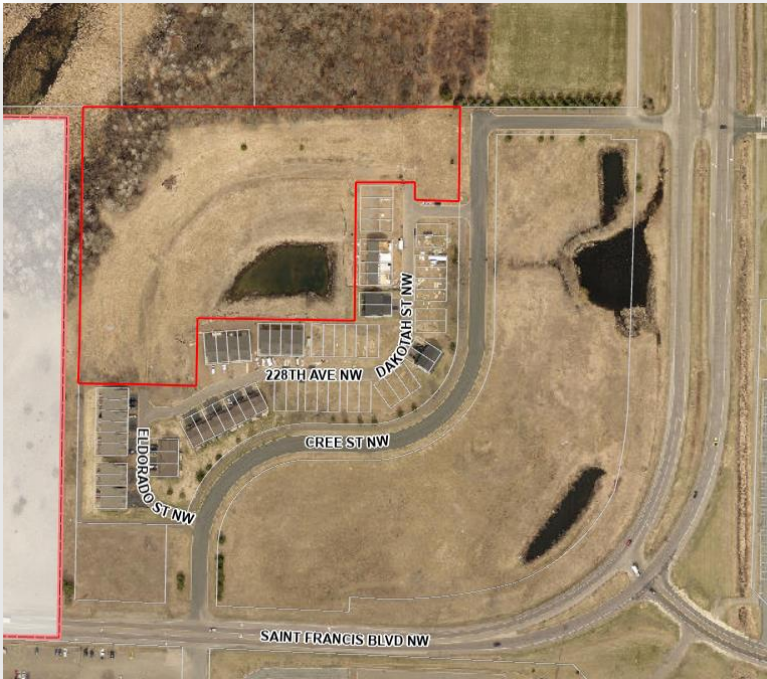
PLANNING COMMISSION
AGENDA REPORT

TO: St. Francis Planning Commission
FROM: Beth Richmond and Brad Scheib, Planners
SUBJECT: Concept Plan – Meadows of St. Francis 4th Addition
DATE: 10-13-2021 for 10-20-2021 meeting
APPLICANT: Diljit S. Ktiosa
LOCATION: Block 1 Lot 1 Meadows of St. Francis 2nd Addition
COMP PLAN: Medium/High Density Residential (MHDR)
ZONING: R-3 High Density Residential

OVERVIEW:

Diljit Ktiosa has submitted an application to solicit input on a proposed concept for the development of 43 attached townhome lots on an 8.2-acre lot located northwest of St. Francis Blvd and Cree St. This lot was previously platted as part of the 2nd Addition of the Meadows of St. Francis but was never developed. The majority of the site is vacant land, with wetlands in the northwest and southeast corners.

Anticipated land use actions for this project include rezoning to a PUD, preliminary and final plats, and easement vacations. Input is being sought from the Planning Commission and the City Council on the proposed concept prior to the preparation of application materials.



ANALYSIS OF PROPOSED CONCEPT:

Comprehensive Plan

This land is currently guided for Medium/High Density Residential (MHDR) use by the 2040 Comprehensive Plan. This land use designation is intended for higher density attached residential uses such as townhomes, rowhomes, and duplexes located near major transportation routes throughout the urban area of the City. The allowable residential density for the MHDR land use category is 7-12 units per net acre.

The net density on the site equates to roughly 5.8 units per net acre, which is below the required density for the MHDR land use category. However, when the entire Meadows of St. Francis subdivision is evaluated as a whole, the existing townhomes from the 1st Addition combined with the proposed townhomes in the 4th Addition equate to a total development density of roughly 7.8 units per acre, which is within the MHDR density range.

Staff finds the proposed development to be consistent with the Comprehensive Plan as the townhome uses and density proposed meet the standards established in the MHDR land use category.

Zoning

Uses

The site is zoned R-3 High Density Residential. Higher density residential uses such as attached townhomes and apartments are allowed within the R-3 district. The applicant is requesting to rezone this area to a Planned Unit Development (PUD). The PUD tool is used to allow for flexibility in developments in exchange for high-quality, creative design, the preservation of unique or high quality natural features, the creation of a variety of life-cycle housing options, or other, similar public benefits. In this case, the applicant is proposing townhome lots clustered closer together in a way which matches the development pattern established in the 1st Addition of the Meadows subdivision.

Use-Specific Standards

Townhomes in St. Francis are permitted with the following standards:

- A. There shall be no more than 6 units per structure in a row or 8 units per structure if back-to-back.
- B. Individual units shall be at least 24 feet wide.
- C. No garage shall extend the full width of any individual unit. The front façade of a townhome or rowhouse unit shall include a window and/or door.

With an application for preliminary plat, the applicant should confirm that these standards are met with the proposed development. If they are not, the applicant should provide an explanation for why deviation from these standards is requested.

Bulk Regulations

This PUD would be based off of the zoning requirements found in the R-3 District. Flexibility with the PUD is being requested for the following standards:

Standard	Required in R-3	Proposed
Front yard setback	30 ft.	19 ft. *15 ft. allowed for PUDs by Code
Side yard setback		House: 10 ft. to adjoining developments Garage: 5 ft. to adjoining developments

Separation between buildings	15 ft.	12 ft. *12 ft. is minimum allowed for PUDs by Code
Rear yard setback		22 ft. to adjoining developments (15 ft. along Cree St NW)
Impervious surface	50%	?

For the sake of clarity, Staff suggests that the applicant create one uniform perimeter setback from the existing development to the South. This could be a 10 ft. setback which matches what is proposed.

An additional perimeter setback from the lands to the north should also be specified. This setback should be larger than the other perimeter setback, reflecting the fact that these areas abut undeveloped lands with future development potential.

Staff is concerned that the distance between the proposed garages and the private street is not large enough to accommodate larger vehicles in a way which ensures they will not extend into the street and obstruct traffic. Currently, the proposed setback is 19', which is the same length as a large truck or SUV. There are a number of possible solutions to this concern:

1. Require a front yard setback of 20 to 24'.
2. Redesign the site and townhome product to move the garages further back off the street and bring the living space forward. The City could consider a smaller minimum front yard setback for living space if the garages are moved toward the rear. The Code allows a minimum front yard setback for living spaces in PUDs to be 15'.
3. Require the HOA to limit the types of vehicles allowed to be parked in the driveways of the development to smaller/compact vehicles.

With a preliminary plat application, the applicant should provide calculations for impervious for the overall site.

Access & Streets

The applicant is proposing the continuation of the private streets to the south (Eldorado and Dakota) within this development to form a loop road. The road is proposed to be 26 feet in width from back of curb to back of curb which does not meet the lot width standard for public streets (32 ft.). The proposed design is consistent with the already-constructed private streets in the development to the south.

Each townhome unit would have access onto the proposed private street. Individual driveways are proposed for each townhome unit located north and west of the proposed street. South and east of the street, driveways are proposed to be combined by structure (for example: one 4-vehicle-wide driveway for a 2-unit structure).

The proposed development does not connect to any public streets. However, the existing private streets to the south have two access points onto Cree St NW. The applicant will need to work with the existing HOA in the development to the south to ensure that the roads can be connected.

In future applications, it would also be helpful for Staff's review for the applicant to note how snow storage will be handled within the development.

Parking

The Code requires 2 parking spaces per unit, plus 0.5 space per unit for guest parking be provided for each townhome unit. The applicant has shown adequate parking for individual units. However, no guest parking is proposed. The applicant should revise the concept to show where and how guest parking can be provided on the site.

Trails & Sidewalk

The City’s subdivision code requires that a sidewalk be constructed along at least one side of every public street. As the street through the development is proposed as a private street, the applicant has not included plans for a sidewalk. However, a trail system exists along the west side of Cree St NW which continues along the south and west sides of the existing townhome development to the south. The applicant has shown the trail along Cree St continuing north and connecting to the trail along 229th Ave NW, which Staff supports. The applicant should consider how to continue the trail system on the southern end of the development.

Wetlands

Two wetland areas are located on the site in the northwest and southeast corners. Structures will be required to meet the wetland and buffer setbacks established by the Code. A current (within the last 5 years) wetland delineation report must be submitted with any application for preliminary plat.

Ownership of Common Elements

Common open space is proposed to be located on the northwest and southeast corners of the site with the area designated as “Lot 44.” This space should instead be platted as an outlot to be maintained by the homeowners’ association established for the development.

The private street within the development would also need to be maintained by the HOA. Because the private street has not been designed to meet the City’s street standards for street width, this street shall remain under private ownership. Private streets are allowed through the PUD process.

The development is proposed to be served by public utilities. Placing public utilities under a private road is not a preferred practice by City Staff. The PUD will need to clarify the arrangement of public utilities within private streets.

There are a number of existing drainage and utility easements located across the site. The applicant is proposing to vacate these easements. Staff will review the existing easements to ensure that their vacation is possible with the preliminary plat application. New easements covering the proposed outlot and any other applicable areas will need to be established with any final plat.

Any additional responsibilities of the HOA would need to be specified at the time of final plat approval.

Stormwater

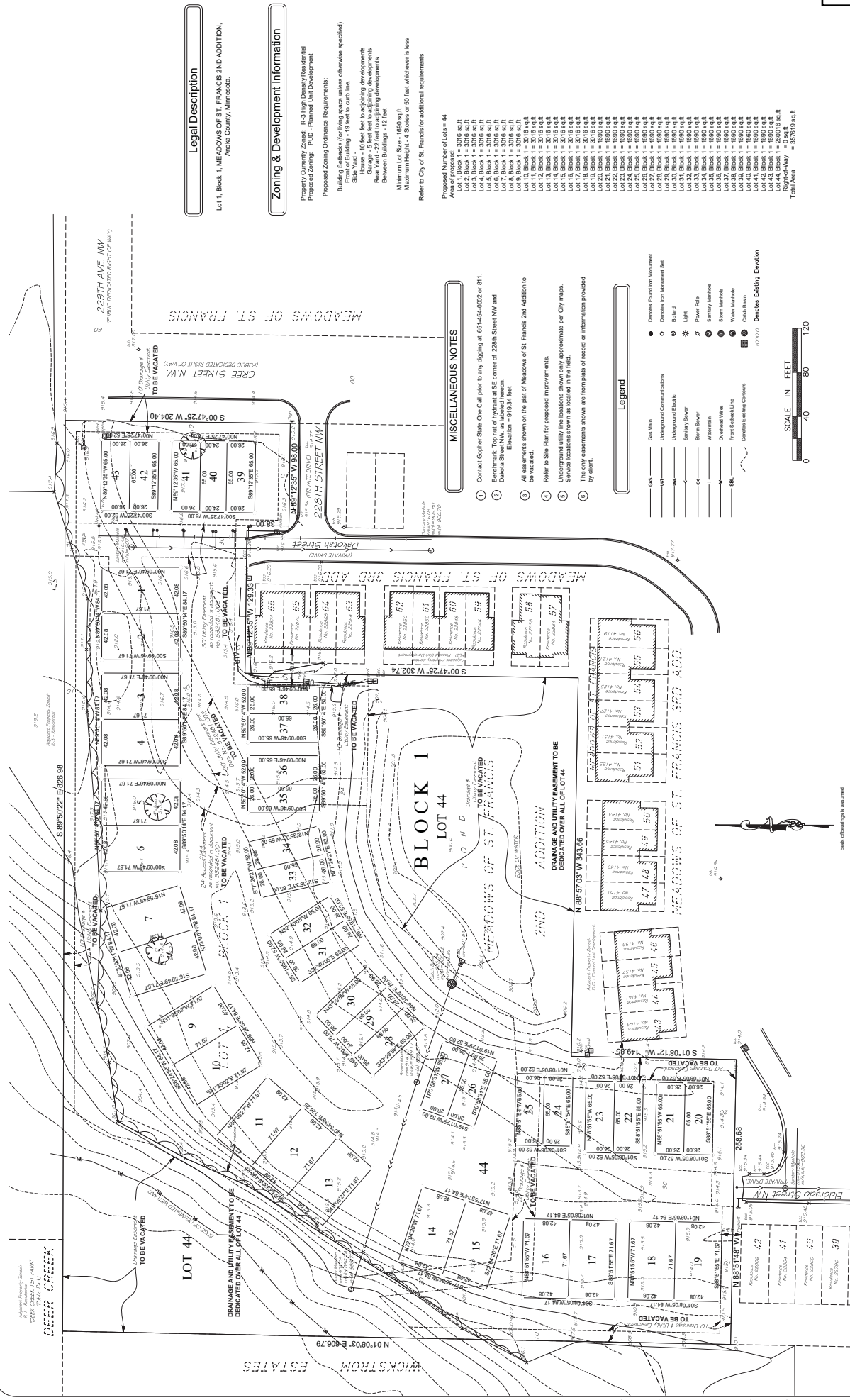
A stormwater management plan with detailed calculations to determine the size and type(s) of stormwater facilities needed has been provided and will be reviewed in greater detail with the submission of a preliminary plat application. The City Engineer noted that the ponding shown is likely closer to the rear of the proposed townhomes than would be allowed.

ACTION TO BE CONSIDERED:

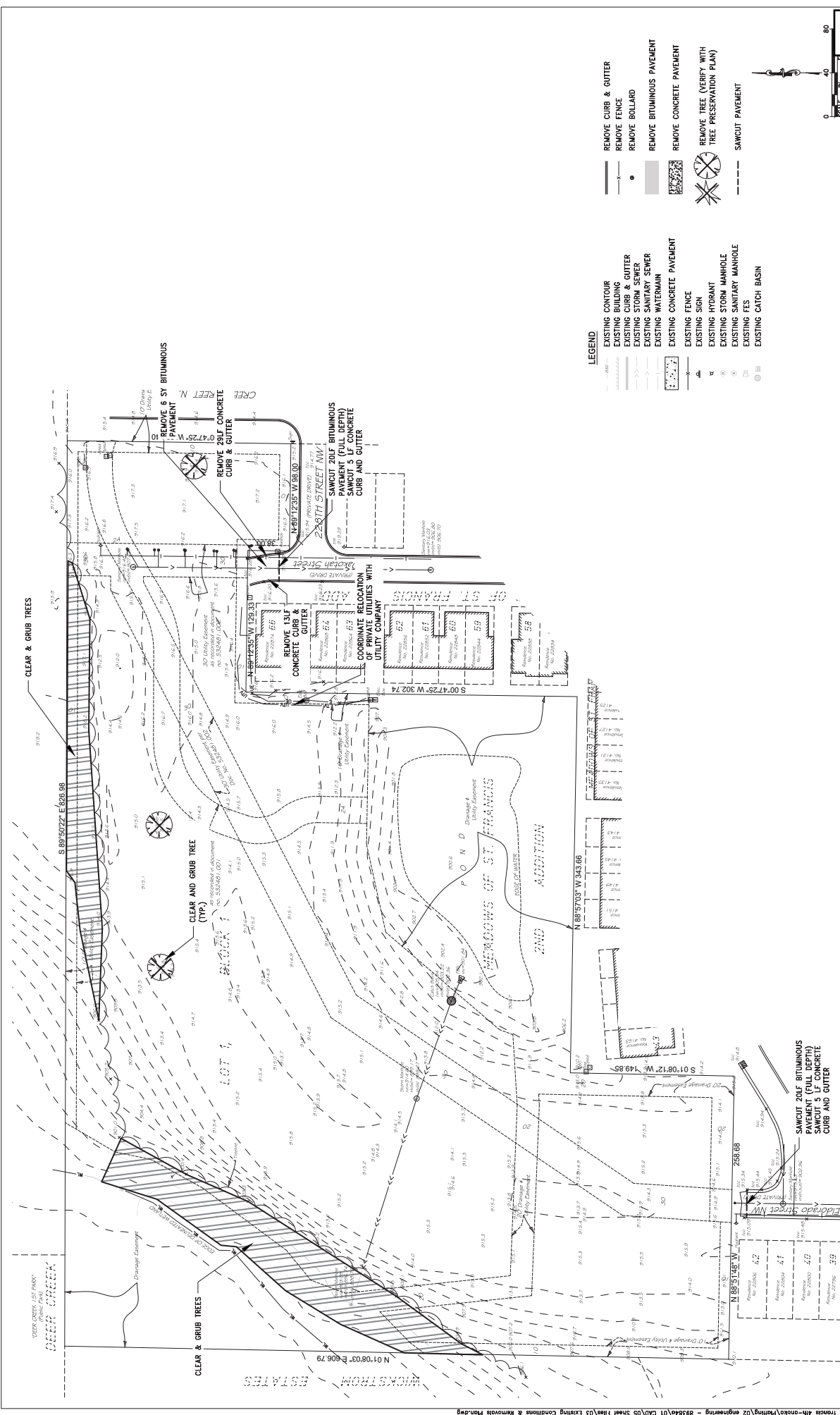
The Planning Commission is requested to provide feedback to the applicant on the proposed concept. Comments shared are not binding to the City nor do they constitute official assurances or representations of the City on future recommendations or approvals. The City Council will also review the concept and provide feedback.

Attachments

- Concept Plan



FIELD BY: CHECKED BY:	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Prepared this 15th day of September 2021. Signed: <i>[Signature]</i> Gregory R. Pelt, Registration No. 24982	REVISIONS	PREPARED FOR MEADOW LAND BUILDER, INC. 925 227th Avenue NW Bethel, MN 55005	DEVELOPMENT OF MEADOWS OF ST. FRANCIS 4TH ADDITION	PRELIMINARY PLAT	PROJECT 88
						FB No. 444- SHEET NO.



- LEGEND**
- EXISTING CONTOUR
 - EXISTING BUILDING
 - EXISTING CURB & GUTTER
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING CONCRETE PAVEMENT
 - EXISTING FENCE
 - EXISTING SIGN
 - EXISTING HYDRANT
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FES
 - EXISTING CATCH BASIN
 - REMOVE CURB & GUTTER
 - REMOVE FENCE
 - REMOVE BOLLARD
 - REMOVE BITUMINOUS PAVEMENT
 - REMOVE CONCRETE PAVEMENT
 - REMOVE TREE (VERIFY WITH TREE PRESERVATION PLAN)
 - SAWCUT PAVEMENT

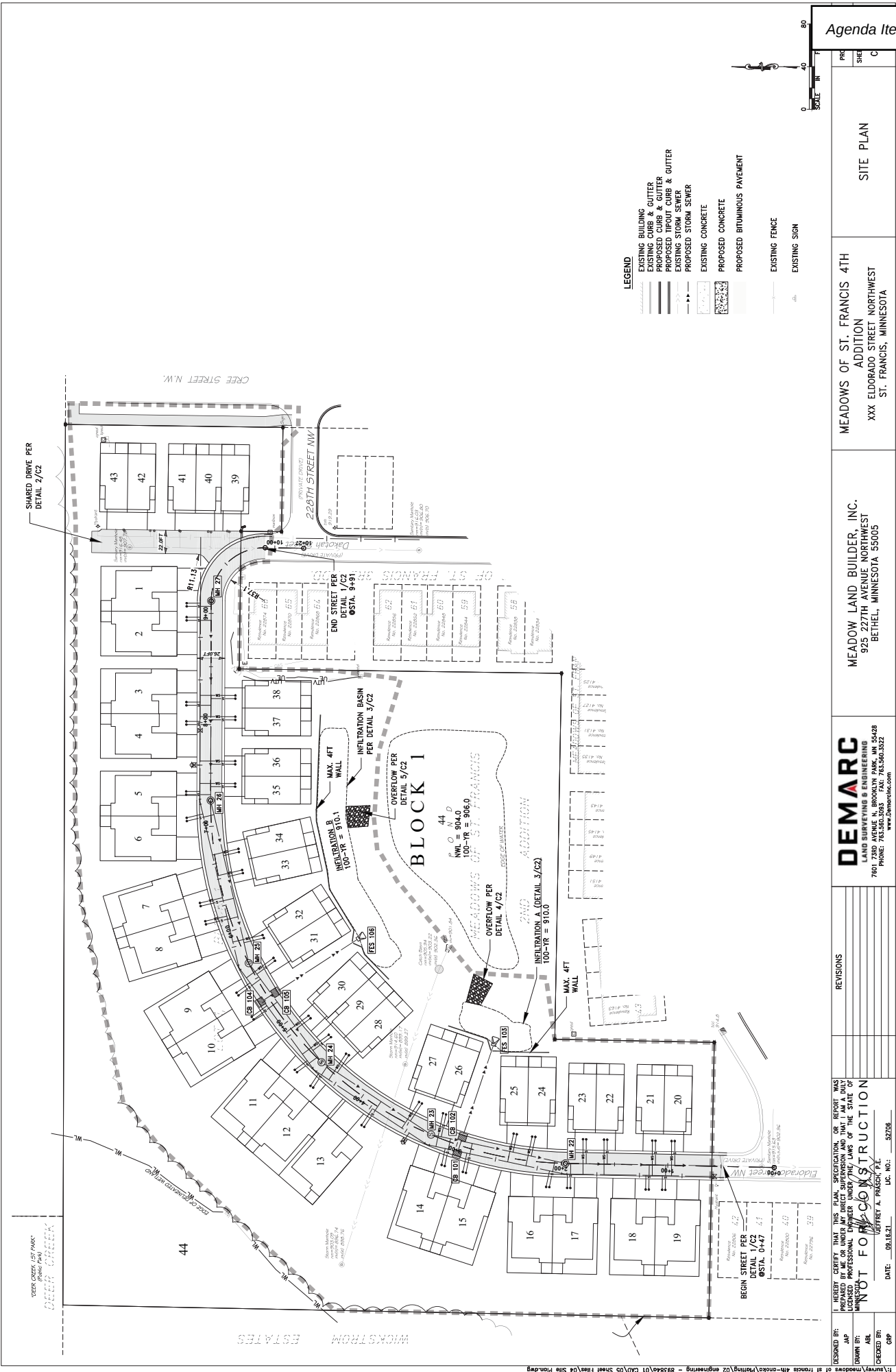
DEMARCO
LAND SURVEYING & ENGINEERING
7601 23RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3263 FAX: 763.560.3322
www.demarcoinc.com

MEADOWS OF ST. FRANCIS 4TH ADDITION
XXX ELDOBRADO STREET NORTHWEST
ST. FRANCIS, MINNESOTA

DESIGNED BY: JAP
DRAWN BY: AEL
CHECKED BY: GSP

DATE: 09/18/21
LIC. NO.: 59208
JENNIFER A. PRUSOFF, P.E.

NOT FOR CONSTRUCTION



SITE PLAN

MEADOWS OF ST. FRANCIS 4TH ADDITION
XXX ELDOBRADO STREET NORTHWEST
ST. FRANCIS, MINNESOTA

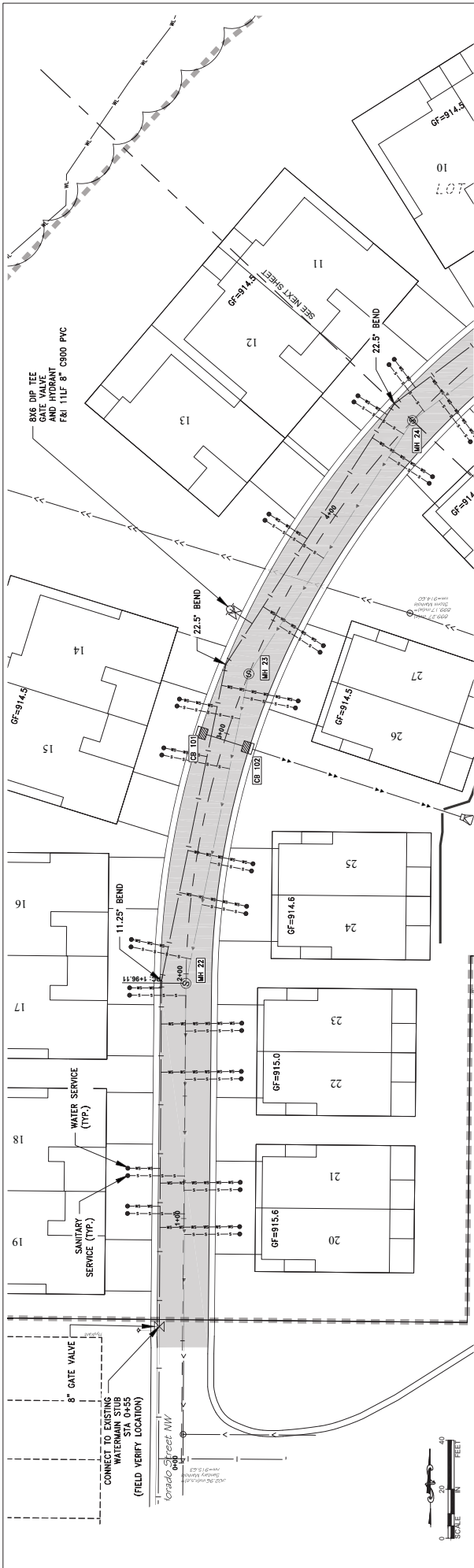
MEADOW LAND BUILDER, INC.
925 227TH AVENUE NORTHWEST
BETHEL, MINNESOTA 55005

DEMARC
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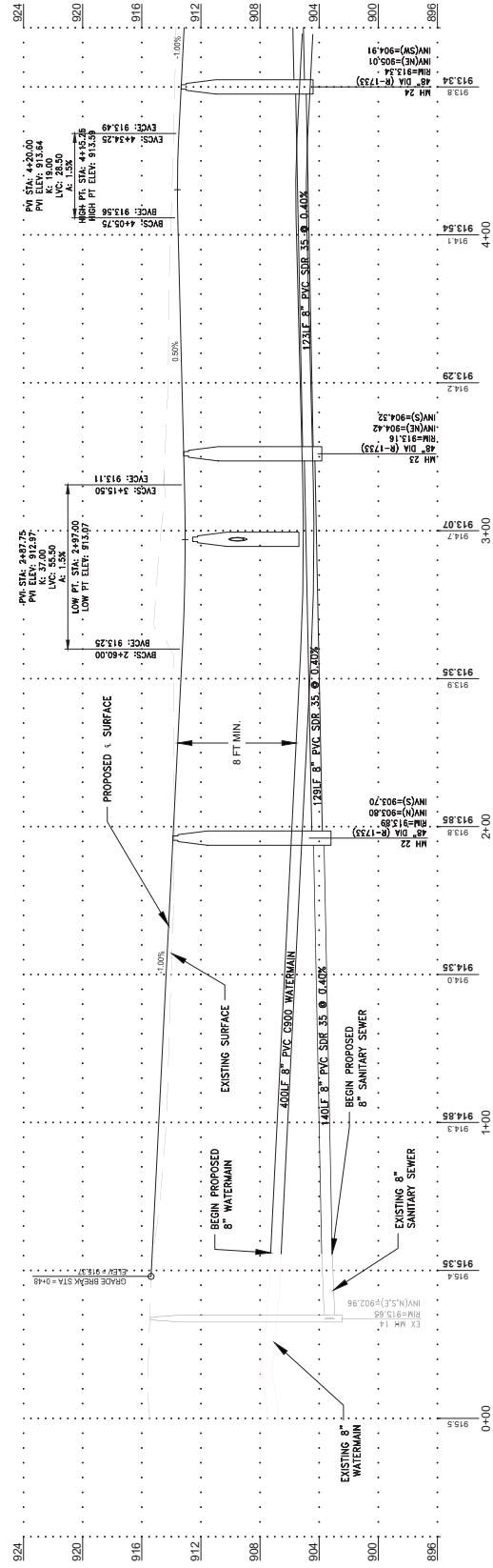
REVISIONS

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GSP
DATE: 08/18/21
LUC. NO.: 92708

NOT FOR CONSTRUCTION



ELDORADO STREET NW - PRIVATE DRIVE



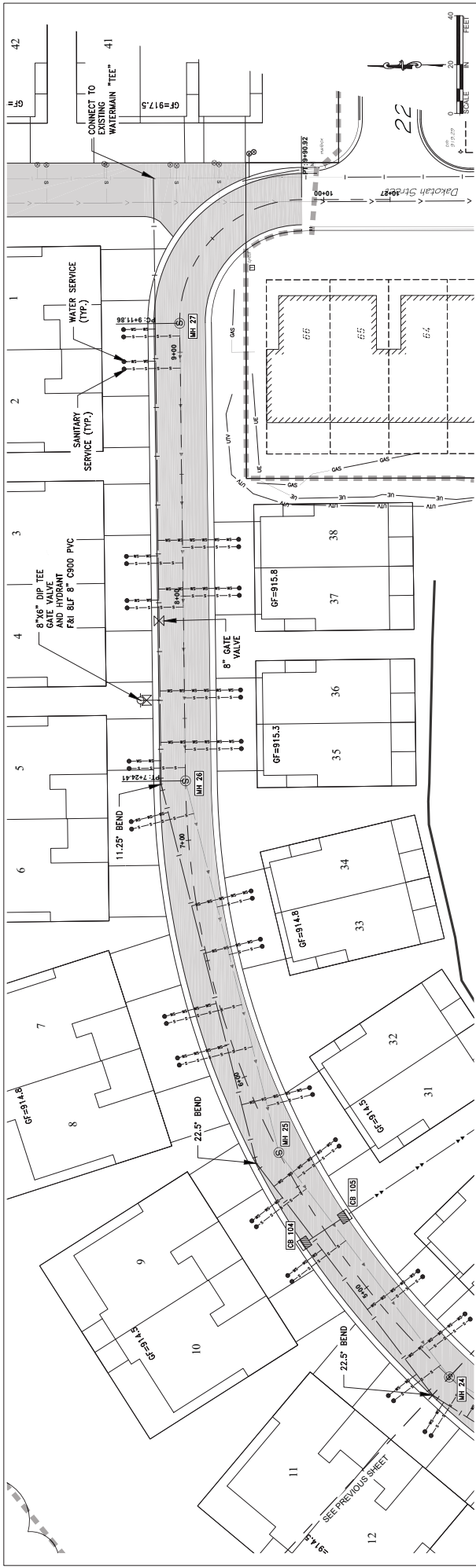
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 CHECKED BY: GSP
 DATE: 08/18/21
 LUC. NO.: 52708

REVISIONS

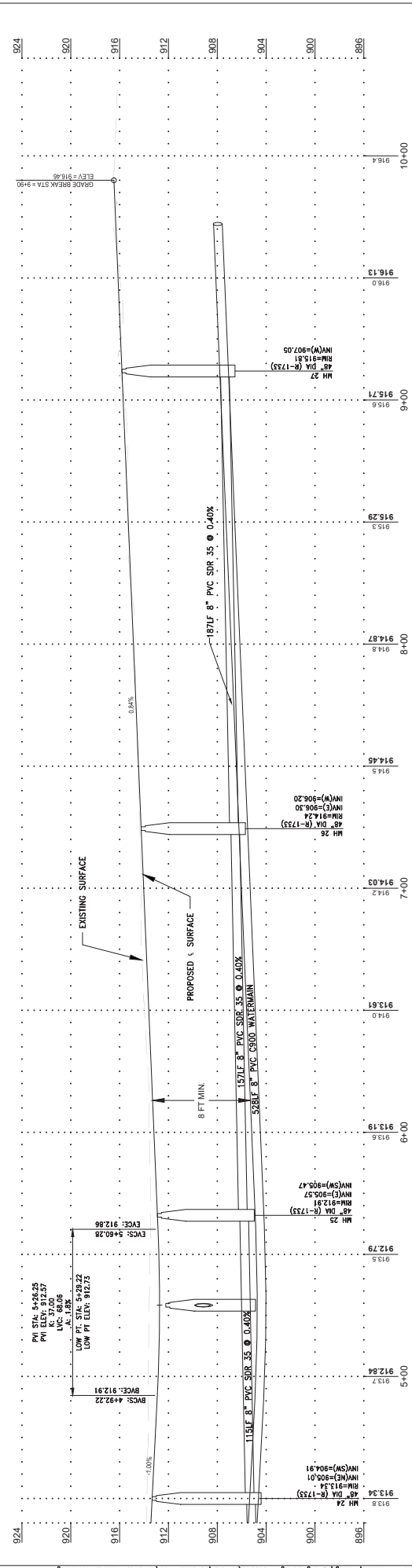
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 LAND SURVEYING & ENGINEERING
 7801 23RD AVENUE N, BROOKLYN PARK, MN 55428
 PHONE: 763.560.3263 FAX: 763.560.3222
 www.demarcinc.com

MEADOWS OF ST. FRANCIS 4TH
 ADDITION
 XXX ELDORADO STREET NORTHWEST
 ST. FRANCIS, MINNESOTA

STREET, SS, & WM PP -
 ELDORADO STREET NW
 C9



ELDORADO STREET NW - PRIVATE DRIVE



DESIGNED BY: JAP DRAWN BY: AEL CHECKED BY: GSP		DATE: 09/18/21 LUC. NO.: 59208		NOT FOR CONSTRUCTION		REVISIONS		DEMARCO LAND SURVEYING & ENGINEERING 7801 23RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 783.560.3063 FAX: 783.560.3322 www.demarcinc.com		MEADOWS OF ST. FRANCIS 4TH ADDITION XXX ELDORADO STREET NORTHWEST ST. FRANCIS, MINNESOTA		STREET, SS, & WM PP - ELDORADO STREET NW C10		Agenda Item # 7A.	
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