

**WORKSESSION OF THE ANOKA CITY COUNCIL
ANOKA CITY HALL
CITY COUNCIL WORKSESSION ROOM
JANUARY 30, 2023**

1. CALL TO ORDER

Mayor Rice called the worksession meeting to order at 5:00 p.m.

2. ROLL CALL

Present at roll call: Mayor Rice, Councilmembers Scott, Skogquist, Weaver, and Wesp (Wesp participating remotely).

Staff present: City Manager Greg Lee; Community Development Director Doug Borglund; Assistant City Engineer Ben Nelson.

Absent: None.

3. COUNCIL BUSINESS and/or DISCUSSION ITEMS

3.1 Discussion; Development North and West of 7th Avenue and Highway 116 - Grocery Store Development and Impacts to Adjacent Neighborhoods.

City Manager Greg Lee shared a staff report with background information stating pursuant to Minnesota Statute 412.191, Subd 2, a special meeting has been called by Mayor Rice to discuss the proposed Ryan Companies grocery store development and impacts to adjacent neighborhoods. He said as a public meeting, the general public can attend, however, the intent of this meeting is for Councilmembers to discuss this project amongst themselves and provide staff direction or establish a consensus on how the Council would like to proceed. He shared a neighborhood meeting had been held for residents of Parkview Lane to share more about the proposed project and a proposal to reduce commercial traffic by not allowing traffic from 6th Avenue but allow one-way traffic southbound for emergency access. He said the intent is the neighborhood from the northeast would not all have to use Parkview Lane but could use 6th Avenue to help alleviate traffic impacts. He commented how the meeting did not go as well as planned as the neighbors wanted zero impact to their roadways and presented the City with two options for consideration; one a cul-de-sac on Parkview Lane and the other to construct a street on the northside of the grocery store.

Councilmember Weaver confirmed this was a public, posted meeting that members of the public were welcome to attend then referred to the statistic that the neighborhood generated 670 trips per day in Rum River II which raised concerns from residents of Rum River I. He said the park was a focal point for the development and should not be affected for either neighborhood and

supported an east-west link instead. He said the proposed street allows everyone an additional way out of the neighborhoods to address potential safety concerns. He said he liked staff's proposal to keep the new development traffic from the neighborhoods while still allowing traffic going south, adding about the need for proper landscaping and screening and a nice entrance monument.

Mr. Lee said there would be a minimum of 271 trips per day from the neighborhood.

Mayor Rice clarified the importance of a grocery store in this area and asked if it is appropriate in this location as it will likely serve more of Andover and Ramsey residents than Anoka residents. He spoke about relocating the store 50 feet to the south and compromise with more parking to reserve front spaces for auxiliary businesses that feed the store with traffic. He suggested having the road go straight back beside the store to provide everyone access and reduce the number of people from the north development cutting through on Parkview Lane and provide a better egress for people shopping then spoke about how the traffic count seemed to be less based on the current demographics.

Discussion was held on the number of trips that would be generated per day with this development, adding it will be less than Harrison Street for example.

Councilmember Scott said he appreciated the plan cutting off north traffic from 6th Avenue as it reduces the volume on Parkview Lane, provides exits for the store, and keeps City assets available to all residents.

Councilmember Weaver commented on whether the City wants to see a grocery store in this area as a good question because if the land turns into residential will that affect HOA fees, membership at the pool, and have the same look and feel if a project is completed by another developer. He also cautioned the neighborhood may not want to see rental units or townhomes.

Community Development Director Doug Borglund shared potential densities of four units per acre then said he did not have an accurate value for the property but spoke about the potential signal for this area as part of construction which would be a benefit as well.

Councilmember Skogquist said the potential tax generation for a grocery store to be between \$8-10 million or higher.

Mayor Rice agreed the highest and best use of this land is commercial and if we can solve the traffic pattern problems a grocery store is one of the best options.

Councilmember Weaver confirmed this project did not include TIF either so the valuation will be included on the tax rolls right away.

Mr. Lee spoke about the City's need to relocate its municipal liquor store as its current location is not ideal so eliminating commercial completely would impact the City overall. He added the City should discuss this with the neighborhood to the north should that occur as they do not want commercial and would be isolated.

Councilmember Wesp said both Rum River I and II share an HOA and the pool is a center point with entrance at Parkview so if we cul-de-sac and cut traffic off north to Rum River Shores will it affect the HOA and set a precedent for other neighborhoods. He stated property owners knew when they built their homes of the commercially zoned 14 acres and said these are public streets that people should be able to use. He agreed with mitigating as much as possible and take into account residents south of Rum River II and screen and protect residents in Rum River I and the pool and give people freedom to use the parking lot but that should be the extent. He said while commercial may not be the best use of the property as the City could use different housing but financially a grocery and other uses will increase property values. Councilmember Wesp said we should not alter streets that close others off and should not construct streets just to close them.

Mayor Rice agreed everyone was aware of the commercial designation but asked if they were aware of the signal. Councilmember Wesp said he was not sure if residents were aware of a signal at 7th Avenue and 143rd but said even if they were not a signal is a benefit to this area.

Mayor Rice said not allow the grocery store would solve some concerns but would still result in intrusion complaints and that residents wanting zero impact to their streets is not fair or possible.

Discussion was held on the impacts of cul-de-sacing streets and how that would affect traffic as streets are present for a purpose.

Council consensus was to support staff's plan to mitigate impacts north from 6th and only allowing traffic south from the neighborhood with creating an east-west thoroughfare from 6th to 7th.

Councilmember Wesp commented about how quickly homes are selling in this area, adding people want to live in this neighborhood.

Councilmember Weaver said the most important aspect is 6th Avenue and northbound traffic and the east-west road.

Councilmember Wesp agreed, stating traffic mitigations should move traffic north to the library or grocery store.

Mayor Rice spoke about the impacts of people driving into the neighborhood and store and how using the park is important then shared an easy compromise would be to be more flexible on the parking requirements.

Mr. Lee noted the area near Walmart on Bunker Lake Boulevard in Andover is a great example of how this area could work.

Councilmember Weaver said important talking points with the neighborhood should include the east/west road and separation of the neighborhood and store as well as not allowing north/south traffic and including appropriate landscaping, fence, and even a retaining wall.

Mayor Rice stated no property will have two rights-of-way which will be difficult to overcome then suggested dropping the roadway two-three feet.

Councilmember Skogquist commented how mitigation will cost some money and result in less profit but agreed this needs to be done.

Councilmember Wesp said we can balance these costs with revenue generation that will come from the grocery store while protecting the integrity of the neighborhood. He said the role as Council is vision of the entire community as a whole.

Mayor Rice added many of the predicted trips will originate from the neighborhood itself.

Mr. Lee summarized that staff will explore and east/west connection, Parkview Lane circle to 7th, work with Bolton Menk to come up with parameters and meet with them before coming back for consideration. He said first and second reading of the ordinance will now be scheduled for February 21 and March 6 to allow time to review drawings, adding staff is currently collecting traffic data and will hold a meeting for the neighborhood to the north on February 9.

Mayor Rice said the first task should be to inquire with the developer if the proposal will halt the project, adding we will need to ensure they know no additional cost will be expected of the developer while still needing the other road for truck deliveries out of the neighborhood.

UPDATES/REPORTS/COUNCIL SUGGESTIONS FOR TENTATIVE FUTURE AGENDA ITEMS

None.

4. ADJOURNMENT

January 30, 2023 (Worksession)

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Motion by Councilmember Weaver, seconded by Councilmember Skogquist to adjourn the Worksession at 5:58 p.m. Motion carried.

Submitted by: Cathy Sorensen, *TimeSaver Off Site Secretarial, Inc.*

Approval Attestation:

Amy T. Oehlers, City Clerk