

Minutes
Woodbury City Council
Wednesday, March 11, 2026

Pursuant to the due call and notice thereof, a regular meeting was duly held virtually and at the Woodbury City Hall, 8301 Valley Creek Road, on the 11th day of March 2026.

Call to Order

Mayor Anne Burt called the meeting to order at 7:30 p.m., and she welcomed those attending the meeting both in person and virtually. She explained that she had laryngitis and would be turning the meeting over to Mayor Pro Tem Santini to conduct most of the meeting.

Mayor Pro Tem Santini explained that members of the public may attend the meeting in person and may also join the meeting using a computer, tablet, or smartphone. She stated public comments will be accepted during the meeting both in person and virtually. Virtual questions should be submitted via the online Q&A feature within the virtual meeting link. Questions regarding the meeting will also be taken between the hours of 8:00 a.m. to 4:30 p.m. via email at council@woodburymn.gov or at 651-714-3524. Questions received after 4:30 p.m. will be responded to in the next three to seven business days.

Mayor Pro Tem Santini stated that meetings are recorded through True Lens Community Media and are broadcast live and replayed on cable channel 799. Meetings are also available on the City of Woodbury's YouTube channel. Members of the public are welcome to join and have an opportunity to speak in person, or can watch virtually. Virtual questions can be submitted online, and the City Clerk will monitor them throughout the meeting.

Pledge to Flag

Audience, staff, and Council pledged allegiance to the flag of the United States of America.

Roll Call

Upon roll call the following were present: Mayor Anne Burt, Councilmembers: Kim Wilson, Donna Stafford, Steve Morris, and Mayor Pro Tem Jennifer Santini. Absent: None

Others Present: Ashleigh Sullivan, Assistant City Administrator/City Clerk; Christina Benson, City Attorney; Jeffrey Dahl, City Administrator; Janelle Schmitz, Community Development Director; and Eric Searles, Assistant Community Development Director/City Planner.

Special Order of Business

No items scheduled

Open Forum

No comments received

Consent Agenda

- Item A 1. Approval of Council Workshop Minutes— February 25, 2026
 2. Approval of Council Minutes – February 25, 2026

Item B To adopt the following resolution

Resolution 26-18

Resolution of the City of Woodbury, Washington County, Minnesota approving the Cooperative Agreement with Independent School District 833 for Enhanced Street Sweeping.

Item C To adopt the following resolution

Resolution 26-19

Resolution of the City of Woodbury, Washington County, Minnesota approving the Cooperative Agreement with Ramsey-Washington Metro Watershed District for the enhanced street sweeping program and amending the 2026 Adopted Budget.

Item D To adopt the following resolution

Resolution 26-20

Resolution of the City of Woodbury, Washington County, Minnesota approving a budget amendment to the 2025 Water and Sewer Utility Fund for the East Wellfield Manifold Pipe Project.

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- Item E To adopt the following resolution **Resolution 26-21**
Resolution of the City of Woodbury, Washington County, Minnesota awarding the contract for the 2026-2027 Ojibway Park Trails Reconstruction Project to Miller Excavating Incorporated in the amount of \$835,172 and authorizing the Mayor and City Administrator to sign said contract, and approving associated budget amendment.
- Item F To adopt the following ordinance **Ordinance 2074**
Ordinance of the City of Woodbury, Washington County, Minnesota an ordinance providing that the City Code be updated by amending Chapter 2, Administration, Article II, City Council, Section 2-21 Compensation.
- Item G To adopt the following resolution **Resolution 26-22**
Resolution of the City of Woodbury, Washington County, Minnesota approving the application for Lawful Gambling activity for Hill Murray Fathers Club at The 'Wick Pub & Grill, located at 9555 Wedgewood Drive, Woodbury, MN.
- Item H To adopt a motion to renew the liquor licenses of the businesses on the attached list in Council Letter 26-45 for the period of April 1, 2026, through March 31, 2027.
- Item I To adopt a motion renew the tobacco licenses of the businesses on the attached list in Council Letter 26-46 for the period of April 1, 2026 through March 31, 2027.
- Item J The abstract of bills includes payments made from the operating or project budgets for expenses of the city. The expenditures are from all funds of the city. Any purchased contracts requiring signature of the mayor and City Administrator is hereby approved. Staff recommends approval of the abstract of bills for February 13, 2026 in the amount of \$650,860.20 and February 20, 2026 in the amount of \$1,289,742.79.

Councilmember Stafford moved, seconded by Councilmember Morris, to approve the Consent Agenda items.

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

Public Hearings

A. Consider Approval of Forty-seven Pines Public Hearing: Comprehensive Plan Amendment, Planned Unit Development, Conditional Use Permit and Preliminary and Final Plat Project No. 29-2025-00592

Mayor Pro Tem Santini declared the public hearing open.

Assistant Community Development Director/City Planner Searles stated that Land & Resource Consulting (LRC) has submitted an application for a Comprehensive Plan Amendment, Planned Unit Development, Conditional Use Permit, and Preliminary Plat for the property located at 4255 Woodlane Drive. The application requests to plat nine (9) residential lots. The land is currently zoned R-2 Single Family Estate District and is currently guided as Rural Estate on the Land Use Plan.

Mr. Searles explained at their July 16, 2025, meeting that the City Council provided feedback on a Concept PUD for the subject property prior to bearing the expense of preparing a full development application. The proposed application was informed by the discussions, including increasing the lot width and shape of several of the lots.

Mr. Searles noted that the proposed site is zoned R-2, Single-Family Estate District, which normally allows for subdivision at a density of one unit per 3 acres of land due to the district's reliance on private wells and septic systems to meet the infrastructure needs of the lots. The R-2 District is also the appropriate zoning district for Urban Estate developments, which are identified to have a maximum density of 1 unit per acre, subject to the provision of public utilities.

Mr. Searles stated the Applicant is requesting a change to the Comprehensive Plan Land Use from Rural Estate to Urban Estate. The City has historically required one of the following findings of fact to be made to support a change to the land use of a property via a Comprehensive Plan Amendment. Either a mistake was made in designating the property Rural Estate in the Comprehensive Plan, or times and conditions have changed to warrant a change in the plan. Staff identifies that the times and conditions have changed to warrant a change in the plan. The development to the east of the subject parcel is called Arbor Ridge. As part of the development two (2) significant events occurred that

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changed the highest and best use for the adjacent land. The first was the extension of Hargis Parkway, which extended city sewer and water to the subject site but also provided a significant traffic benefit to Bailey Road by providing an additional east/west roadway connection from Woodlane Drive to Pioneer Drive.

Mr. Searles noted that the second change was the construction of a municipal drinking water supply well in the location identified below. Due to the close proximity to the city well, allowance of additional private water wells should be greatly minimized to reduce drawdown and contamination risks. The proposed utilization of City sewer and water would mitigate the risks to the adjacent municipal drinking water supply well. Furthermore, when utilities are present, the City Code requires their use versus the utilization of private wells and septic systems. Due to the lower density patterns to the west of the site and the single family development to the east, staff identifies the highest and best land use as Urban Estate as the Comprehensive Plan identifying a goal for Urban Estate properties to “provide a transition from rural to residential area” with further technical discussion on the ability of the land use category to “provide a transition between Rural Estate (3-acre lots) and Low Density Mixed Residential areas (3.5 units per acre). Urban Estate may also be used in the future in other areas as a transition from Rural Estate to an urban land use if municipal services can be provided”.

Mr. Searles explained that the Applicant requests Planned Unit Development (PUD), Conditional Use Permit, and Preliminary Plat approval for the development site. The Planned Unit Development (PUD) application requests flexibility to the Zoning Ordinance for the following requirements. The 3-acre minimum lot size is established for lots with private wells and septic systems. The proposed lots would be served by municipal sewer and water services, which facilitates the reduced lot sizes. The proposed lots range from .74 to .96 acres, with all lots meeting minimum depth and width requirements. For context, the single-family lots directly to the east range from .2 to .3 acres. In exchange for flexibility to the standards identified, the Applicant shall connect the existing home and all future homes to City services to mitigate risk to the adjacent municipal well and shall construct a trail along the south side of Hargis Parkway all the way to Woodlane Drive.

The proposed Preliminary Plat creates 9 single-family lots, with lot 1 being the existing homestead and a single outlot for stormwater management that will ultimately be owned and maintained by the City. The plat further conveys right of way for Woodlane Drive.

Mr. Searles mentioned that access to the property is proposed off of Hargis Parkway, with two (2) cul-de-sacs proposed. It is anticipated that the westernmost cul-de-sac could be extended in the future to provide access to the properties to the south. A trail is proposed on the south side of Hargis Parkway, which would extend the existing trail to connect with Woodlane Drive. A sidewalk is proposed on the west cul-de-sac as it is identified to be extended in the future to serve the properties to the south of the development. The proposed lots are larger than the lots located to the east but smaller than the lots located to the west across Woodlane Drive. Bailey Elementary is located to the north.

Mr. Searles noted that the Applicant has submitted a detailed landscaping plan that provides plantings throughout the development site with a specific focus on providing significant landscaping along Hargis Parkway to create additional screening and separation. Mr. Searles stated that a neighborhood meeting was held as part of the concept PUD review on June 18th, with 16 property owners in attendance. Questions were raised regarding anticipated grading, stormwater management, perimeter tree impacts, and project timelines. An additional neighborhood meeting was held on November 17, 2025, with 9 residents in attendance. Questions were raised regarding the timing of the project, landscaping along Hargis Parkway, and the removal of barbed wire fencing. The Planning Commission reviewed the application at its February 23, 2026, meeting. At that time, they recommended approval by a 5-0 vote. He introduced Planning Commissioner Saurin Shah to provide a Planning Commission report.

Planning Commissioner Shah noted that staff explained to the commission the rationale for their recommendation, and the commission unanimously approved with a 5-0 vote. The key discussion points were around the availability of City water and sewer, and what would happen in the future if the lot to the south came forward with a similar development proposal. The Planning Commission was informed that water and sewer capacity would be reviewed as part of the next Comprehensive Plan development. He pointed out the walking path included in the development and noted that there was discussion about students from the elementary school walking on the walking path and the need for pedestrian crossings. Staff pointed out to the commission that there would be pedestrian crossings at Woodlane and would monitor the area to see if there needed to be a lighted crossing or just a pedestrian crossing. The commission had questions on if the planned cul-de-sac was sized for EMS and trash pickup. He added that the commission had questions regarding stormwater drainage.

Mayor Pro Tem Santini moved, seconded by Councilmember Wilson, to close the public hearing.

Voting in Favor: Wilson, Stafford, Morris, Santini, Burt
Absent: None

Mayor Pro Tem Santini opened opportunity for discussion and questions from the Council.

Mayor Burt asked why the two cul-de-sacs were different sizes. Mr. Searles replied that the cul-de-sac on the west side is a temporary cul-de-sac and is the minimum size that the City can accept to allow for emergency vehicles and plowing operations. Mayor Burt asked how snow removal would be handled in the smaller cul-de-sac. Mr. Searles replied that the snow would be pushed to the end. Mayor Burt wondered how a full ladder fire truck would be able to maneuver the smaller cul-de-sac. Mr. Searles replied that the fire truck would be able to maneuver the area, and staff have turning templates that show the ability for full ladder trucks to move through the cul-de-sac, but it would not be as simple as the other cul-de-sac.

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Mayor Burt asked if staff had an idea of when the property to the south would be developed. She wondered if the cul-de-sac could be made bigger and then reduced later. Mr. Searles pointed out that the Agenda Packet identifies some ghost plots the shows how deep the cul-de-sac is, and he added that ultimately the cul-de-sac will eventually be relocated and rebuilt to the south if development occurs.

Councilmember Morris asked if the property was inside the MUSA. Mr. Searles replied that it is currently not within the MUSA, but after the Comprehensive Plan amendment, it would be inside the MUSA.

Councilmember Morris suggested including signage that indicated that there would be a future road extension planned, so the four property owners who were coming into the development would be aware. Mr. Searles replied that it is part of the standard specifications but could include it as a condition. Councilmember Morris replied that it did not need to be a condition if it was a part of the standard specifications.

Councilmember Wilson asked if the properties would be well and septic. Mr. Searles replied that the current zoning and land use would lead the development to be well and septic lots. Councilmember Wilson asked if the properties would be well and septic. Mr. Searles replied that if the item was approved, the properties would not be well and septic and instead would be hooked up to City water and sewer.

Councilmember Morris explained that the desire for the City is for the development to be connected to City water. He asked Mr. Searles to add clarification on why the City does not want more wells and septic systems in this location. Mr. Searles replied that wellhead protection is to limit the number of protrusions into the aquifer. Another issue is that there are drawdowns in close proximity to municipal wells, which can cause operational challenges for future wells.

Councilmember Wilson asked how students from the development to the east get to Bailey Elementary School. Mr. Searles replied that there is a trail and sidewalk system that connects.

Councilmember Wilson explained that the Council has previously said that they do not want to do a Comprehensive Plan amendment because it can create a lot of additional work. She added that the City has a pause on development outside of the MUSA. Mr. Searles explained that the Comprehensive Plan amendment would amend the MUSA boundary and bring it into the existing MUSA. The current development pause is pausing the implementation of sub-phasing specifically for sub-phase 2D.

Councilmember Wilson requested to have sidewalks on both sides of the road. She explained that when the road extends to the south for future development, it would make it more difficult for people living there. Mayor Burt explained that the City does not typically do that. Councilmember Morris mentioned that the City has standards that would dictate when and where there would be dual sidewalks. Mr. Searles stated that the design principles identify the roadway category or characteristics that would lead to having a sidewalk on both sides or a trail and sidewalk on one side. He noted that a normal city road would have a sidewalk on one side only.

Councilmember Wilson expressed concerns regarding the road getting bottlenecked due to parents picking up students from the school who are walking. She wondered what the width of the road was. Mr. Searles replied 26 feet. Councilmember Wilson pointed out that there have been issues with vehicles bottlenecking and safety concerns at Valley Crossing Elementary. Councilmember Morris asked Mr. Searles to explain the history of pedestrians from the school on Hargis Parkway. Mr. Searles explained that there have been concerns regarding parking, especially when there was utilization of the fields. He noted that he believed the issue had been corrected. He added that staff have not seen issues with parent parking along Hargis Parkway but have seen issues on Woodlane.

Councilmember Morris moved, seconded by Mayor Pro Tem Santini, to approve the Comprehensive Plan Amendment from Rural Estate to Urban Estate.

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

Councilmember Morris moved, seconded by Councilmember Stafford, to approve the Conditional Use Permit (CUP) via Resolution 26-23, a Resolution adopting findings of fact.

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

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Councilmember Morris moved, seconded by Councilmember Stafford, to approve Forty-seven Pines Planned Unit Development (PUD), Preliminary Plat and Final Plat, Project No. 29-2025-00592, and authorize the Mayor and City Administrator to execute the Developer Agreement with all approvals subject to the following conditions as listed in Council Letter 26-47.

1. The PUD and CUP approval shall expire one (1) year from the date of City Council approval unless a building permit has been requested or a time extension has been granted by the City Council.
2. The Applicant shall obtain Metropolitan Council approval for the Comprehensive Plan Amendment prior to the issuance of a land disturbance permit.
3. The Preliminary Plat approval shall expire six (6) months from the date of the City Council approval unless a Final Plat has been requested or a time extension has been granted by the City Council.
4. Prior to the issuance of a building permit, the Applicant shall record the final plat.
5. Final park dedication shall be satisfied via cash dedication. Final dedication shall be memorialized in the Development Agreement.
6. A Development Agreement shall be fully executed prior to the release of the Final Plat for recording.
7. Prior to the approval of the Final Plat, all required findings of Chapter 21-16 shall be met. This includes participation for public infrastructure including storm sewer, water, sanitary and transportation infrastructure. Approval of the Preliminary Plat is conditional upon satisfactory compliance with Chapter 21-16 of the Woodbury City Code.
8. Prior to the issuance of a land disturbance permit, the Applicant shall revise the landscaping plan to add a minimum of three trees per lot.
9. Prior to the issuance of a land disturbance permit, staff shall finalize the tree replacement calculations and method of achieving replacement or payment in lieu.
10. Prior to the issuance of a land disturbance permit, Engineering staff shall review and approve the seeding plan for the stormwater ponding area. Said plan shall include a minimum of three (3) years of maintenance to establish native areas within the outlot.
11. All areas designated for perennial native vegetation, per the landscape plan, shall be established by a qualified contractor which shall be approved, in writing, by staff within the Development Agreement. Furthermore, all work done comply with the Native Vegetation Establishment Program.
12. Prior to the issuance of a land disturbance permit, the Applicant shall obtain all necessary temporary and permanent easements necessary to construct utility extensions and temporary cul-de-sacs.
13. The Applicant and future property owners shall ensure the removal of all barbed wire currently onsite is removed.

Engineering Conditions:

1. The Applicant shall be financially responsible for all applicable water, sanitary sewer and storm sewer area and connection charges. Rates applied shall be those in effect at the time of Final Plat approval and will be memorialized in a feasibility/preliminary report for the project.
2. The Applicant shall be financially responsible for trunk sanitary sewer and trunk watermain lateral benefit charges applicable to the site. Lateral benefit charges will be based on the rates in effect for the year the Development Agreement is executed.
3. Prior to the issuance of a Land Disturbance Permit, the proposed stormwater facility designs shall meet the City's stormwater design standards including infiltration, quality and quantity ponding.
4. Prior to the issuance of a Land Disturbance Permit, the sanitary, storm and water utility plans shall be reviewed and approved by the Engineering Division.
5. The Applicant shall be responsible for compliance with the City's Land Disturbance and Erosion and Sediment Control Ordinance and must obtain a Land Disturbance Permit along with any necessary right-of-way permits from the City's Engineering Division prior to the commencement of any site activities or site disturbance. The Developer will also be responsible for obtaining any other permits necessary from other applicable agencies such as the Minnesota Pollution Control Agency NPDES Permit for Construction Activities permit prior to commencing any site activities.
6. Where public utilities and/or overland emergency overflows run adjacent to side or rear lot lines, easements shall be a minimum of 10 feet wide on each side of the lot line. If the utilities are deeper than 10 feet the easement width for each lot is calculated at a 1:1 depth to width ratio from the centerline of the utility. The easement width shall then be adjusted to the nearest five (5) foot increment.
7. The Applicant shall be responsible for protecting all on- or off-site storm sewer basins and components and adjacent storm sewer facilities from exposure to stormwater runoff, sediment and debris during construction activities. Temporary stormwater facilities may be necessary to protect the aforementioned improvements during all construction activities. Construction and maintenance of any temporary stormwater facilities shall be the responsibility of the Developer. A SWPPP shall be submitted to the City for review and approval as part of the Land Disturbance Permit process.
8. Temporary sediment basins shall be identified on the grading plan that are sufficient in size to address stormwater management during construction. These basins shall be located out of the right-of-way and be maintained throughout housing construction.
9. All homes shall have a 25-foot useable backyard area (flat for approximately 25 feet out from the house pad).
10. Outlots and easements that contain public structures and utilities shall be kept free of landscaping and retaining walls, except otherwise approved. All pond accesses and maintenance benches shall be kept free of planting, retaining walls, etc.
11. All public utility improvements and connections to the public systems shall be designed by the City in accordance with all City standard specifications, standard detail plates and standard plans. Easements necessary to accommodate public utility improvements will be determined by the final design and shall be shown on the Final Plat. Responsibility for construction of public utility improvements will be determined at the time of Final Plat approval.
12. All rights-of-way, easements and outlots shall be kept free of plantings, retaining walls, signage, etc. that would affect their intended purpose.

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13. The Applicant shall be financially responsible for any cost incurred for removal and/or relocation of existing small utilities, utility poles, undergrounding existing overhead electric utilities and other associated private utilities adjacent to and within the development and/or related to the public improvements needed to service the development.
14. Street lights shall be required to be installed by the Applicant, at their cost, as directed by the City.
15. The location of landscaping irrigation lines shall be shown on the utility plan for irrigation of medians or at locations where irrigation lines cross public streets.
16. All irrigation systems shall meet the design standards established by the Environmental Division including, but not limited to, the following standards:
 - a. All systems shall have an irrigation audit completed by a certified landscape irrigation auditor and submitted to the City. Audit results, including auditor, date, time, issues identified and recommended improvements shall be submitted to the City as identified in the Operations and Maintenance Plan.
 - b. All systems, including pumps, controllers, connections and irrigation line placement shall be submitted for review and approval by City Staff.
 - c. Private irrigation wells as a back-up irrigation source shall not be permitted.
 - d. Irrigation heads shall be placed a minimum of 6 inches from back of curb, trail, sidewalk, or other hard surface to avoid damage.
 - e. Irrigation mainlines must be placed outside of right-of-way to avoid damage.
 - f. EPA Watersense approved smart controllers shall be used. The controller shall be approved by Engineering Staff in writing.
 - g. Drip irrigation, high efficiency rotating nozzles, pressure regulate

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

B. Consider Approval of Bielenberg Drive Multi-Family Public Hearing: Comprehensive Plan Amendment, Rezoning, Planned Unit Development, Conditional Use Permit, Preliminary Plat and Site and Building Plan, Project No. 05-2025-00594

Mayor Pro Tem Santini declared the public hearing open.

Mr. Searles stated Greco Properties LLC has submitted an application for a Comprehensive Plan Amendment, Rezoning, Planned Unit Development, Conditional Use Permit, Preliminary Plat, and Site and Building Plan. The application requests to construct a 150-unit multifamily project, including both apartment and townhome units. The project property is located north of Tamarack Road and west of Bielenberg Drive. The land is currently zoned B-1 Office Park District and is currently guided as Places to Work.

Mr. Searles noted that the applicant is proposing to construct an active adult 55+ senior community including a 137 unit four-story apartment building and thirteen townhomes. The apartment building consists of 43 one (1) bedroom units, 75 two (2) bedroom units and 19 three (3) bedroom units. All of the townhome units are two (2) bedrooms plus den floor plans. In February of 2024, the City Council approved the Gold Line Development. The first phase of the development included the construction of the Top Golf and Main Event commercial recreation uses but also identified the subject site as a possible future residential use.

Mr. Searles explained that the Applicant is requesting a change to the Comprehensive Plan Land Use from Places to Work to Mixed Use. The City has historically required one of the following findings of fact to be made to support a change to the land use of a property via a Comprehensive Plan Amendment. The findings include a mistake was made in designating the property Places to Work in the Comprehensive Plan, or times and conditions have changed to warrant a change in the plan. Staff identifies that the times and conditions have changed to warrant a change in the plan. On April 13, 2022 City Council approved the Gold Line Station Area Master Plan. The purpose of the City's master plan was to determine the appropriate land uses around each of the three stations, optimize existing development, prepare for potential redevelopment, create a unique sense of place with landscaping and lighting fixtures, and enhance connectivity within the area. Within the plan, the subject site was studied due to its proximity to the transit line and was recommended to be guided for high density residential use adjacent to Bielenberg Drive.

Mr. Searles mentioned that the existing zoning for the property is B-1, Office Park District. The application requests a modification of the site zoning to MX, Mixed Use to allow for the proposed residential use. The proposed zoning change is appropriate based on the recommend land use change to Mixed Use as State law requires a city to rezone properties consistent with their land use.

Mr. Searles stated that the Applicant requests Planned Unit Development (PUD), Conditional Use Permit, and Preliminary Plat approval for the development site. The Planned Unit Development (PUD) application requests flexibility to the Zoning Ordinance for the following requirements. The proposed plans identify 180 spaces in the underground parking garage and 37 surface parking stalls. The applicant has also secured parking rights within the adjacent commercial parking lot, which is currently shown as proof of parking. The proposed project provides a total of 254 spaces.

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Mr. Searles explained that the proposed rental development is accessed by two existing access points off of Bielenberg Drive, with both points being full signalized accesses. The project identifies both internal and exterior site amenities that future project residents will have access to. He reviewed the amenities included in the project.

Mr. Searles noted that a Conditional Use Permit shall be required for all multi-family projects and Planned Unit Developments. City Code Section 24-43 outlines the guidelines for granting a Conditional Use Permit. The applicant has submitted a detailed landscaping plan that provides plantings throughout the development site.

Mr. Searles stated the exterior facades meet the architectural ordinance requirement of 65 percent Class I material. The graphics in the agenda packet show the proposed designs with brick, stone, and glass being the predominant Class I material, with material colors that were carefully selected to complement the adjacent commercial uses. The apartment design utilizes jogs and material transitions to break the building massing into smaller, visually approachable parts. The corners of the buildings and main entrance are designed via a cohesive architectural language to convey a refined and modern multifamily structure. The designs further include larger parapets and canted roof canopies at key corners. The application also identifies 13 townhome units, which are designed to aesthetically support the apartment building's modern design through matching building materials .

Mr. Searles explained that the graphic in the agenda packet is from the Gold Line PUD approvals, which created the overall pedestrian connectivity approach. The red dotted line is the future sidewalk to be constructed as development occurs. The graphic on the right shows the proposed sidewalk system, which was strategically designed to enhance accessibility and site connectivity. To the west, walkways provide convenient access to the adjacent commercial uses, and to the east, sidewalks link directly to the Bielenberg Drive trail, which offers a connection to the greater Gold Line BRT and additional recreation trails. Circulating sidewalks internal to the site strengthen the connections and create inviting spaces for walking and outdoor activity.

Mr. Searles noted that a neighborhood meeting was held on February 17, 2026. No residents were present at the meeting and staff has not received any questions or comments following the mailing of the Planning Commission meeting notice. The Planning Commission reviewed the application at its February 23, 2026, meeting and recommended approval by a 5-0 vote.

Planning Commissioner Shah noted that the key discussion points with the Planning Commission were the history of Comprehensive Plan amendments and rezoning. He added that there was a discussion regarding the location of the walking path from the condominiums and if the path was wheelchair accessible. He mentioned that the developer explained to the commission that there is a similar facility in Minnetonka that they developed, and they learned that .75 parking spaces per occupant is appropriate. He stated that the staff agreed that the parking was adequate. The commission discussed the common areas being easily accessible by EMS.

Mayor Pro Tem Santini moved, seconded by Councilmember Morris, to close the public hearing.

Voting in Favor: Wilson, Stafford, Morris, Santini, Burt
Absent: None

Mayor Burt opened an opportunity for discussion and questions from the Council.

Councilmember Morris asked if the entire development was market-rate senior 55+ or just a portion of the project. Mr. Searles replied that it was the entirety of the project. Councilmember Morris asked if the property would have to be 55+ forever. Applicant Josh Brandsted replied that it is a restriction on the property. Mayor Pro Tem Santini pointed out that the area would be desirable for younger people to move in. Mr. Searles pointed out an area that is vacant and is identified within the master plan for a change to move to residential housing.

Councilmember Wilson asked if the master plan identified the area as more of a business office use instead of residential. Mr. Searles replied that the master plan looks at the entire area, and it includes residential housing on the property.

Councilmember Morris asked if the berms shown in the elevation graphic were planned. Mr. Searles replied that it is planned due to the lack of ability to put plantings there due to the pipeline. Councilmember Morris expressed concerns about the pedestrian movement off the site. He asked what the pedestrian movement was south of the property to get to Tamarack. Mr. Searles replied that there is a trail on the west side of Bielenberg Drive as part of the Gold Line.

Councilmember Morris asked staff if they believed the guest parking was sufficient. Mr. Searles replied that it is consistent with what they have used for guest parking ratios and believed it would be sufficient. Councilmember Morris asked if the townhouses had driveways. Mr. Searles agreed that they did. Mayor Pro Tem Santini wondered about cross-easement parking. Mr. Searles replied that there is cross-easement parking in the north area. Mayor Burt pointed out that the State is looking to restrict parking more. Mr. Searles added that the State is looking to have one stall per unit. Mayor Burt asked Mr. Brandsted how that would work, trying to rent out units. Mr. Brandsted replied that all of the suburban units have one parking stall per bedroom. He explained that the Minnetonka site is .67 stalls per bedroom. He stated one stall per unit would be insufficient.

Councilmember Wilson expressed concerns regarding parking and mentioned that many units would likely have two cars. She wondered who would be utilizing a three-bedroom unit in a 55+ facility. Mr. Brandsted replied that some of the two to three-bedroom units have two vehicles,

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but a lot of the couples have a single vehicle. He added that they found that there was too much parking provided, and it is not all utilized at the other site.

Councilmember Morris explained that he is a little disappointed that it is targeted to 55+ because it is a great market rate, and it has direct access to transit.

Councilmember Wilson expressed her confusion about the property being residential. She explained that there was a lot of discussion on the master plan for the corridor, and there were many ideas that were offered. She noted that it did not seem like the idea for the corridor was going to fruition.

Councilmember Morris asked what would be done with screening. He added that there would be a lot of traffic coming in and out of the commercial areas. He asked if there was an application for the northwest building. Mr. Searles stated there was no application for the building and would be a commercial use. He explained that the Main Event property has lighting fixtures that are capped at 25 feet and are LED and directional-based. He added that there is an option for the City to work with Main Events to have them install shields. Councilmember Morris asked what was being done to shield the site from noise. He pointed out that there would be a residential site in the parking lot of commercial spaces. Mr. Searles explained that the challenge of mixed-use development is that it is in the middle of commercial sites, but it also provides accessibility. Staff determined that whoever decides to live in the building will have to make that decision for themselves. Councilmember Morris asked how dense the screening was. Mr. Searles replied that staff increased the number of plantings that are required.

Councilmember Stafford noted that the townhouses are for 55+ and are two-story units. She asked why the units were not one level. Mr. Brandsted replied that the primary suite is on the main level and the guest and potential office den are on the second level. Councilmember Santini asked if the townhome owners would have access to all of the amenities. Mr. Brandsted agreed that they would have access. He explained that he has worked on a project that was in a commercial area and is familiar with how to screen properly.

Councilmember Stafford asked how much rent would be. Mr. Brandsted replied that rent would be between \$2,400 and \$6,000 a month. Councilmember Wilson asked if the property was in the tax abatement district. Mr. Searles replied that it was not.

Councilmember Wilson explained that she is happy the commercial sites are going in first so that future residents would not be surprised when they move in. She expressed concerns that the Council spent a lot of time discussing what they wanted the corridor to look like, and it is not looking like what they planned on. She noted that the Council discussed wanting the corridor to have a main street feel. Mayor Pro Tem Santini expressed her understanding of Councilmember Wilson's comment and noted that the area was identified for residential and wished it were not limited to 55+.

Councilmember Morris expressed his disappointment that the Council worked through the master plan and created the plan around the demographics of the Gold Line, and housing on the west side of the corridor was not the vision. Councilmember Wilson stated that the corridor is not taking on the feel that the Council had spent hours discussing. She added that the Council took time to decide how the corridor would look. Mayor Pro Tem Santini pointed out that there is still an opportunity on the corridor. Mr. Searles showed the Council the language from the master plan and Gold Line plan. Mayor Burt mentioned that there is residential housing on the west side of the corridor, and instead of light industrial, there are now entertainment complexes, so it is not far from the original master plan. The east side has the opportunity for residential housing with the step down.

Councilmember Stafford explained that she appreciates the landscaping, but she would not want to be on a deck looking over Bielenberg Drive. She noted support for housing for 55+ people who want to stay in the community. She asked if there were garden plots planned. Mr. Searles replied that there are.

Mayor Pro Tem Santini moved, seconded by Mayor Burt, to adopt a motion approving the Comprehensive Plan Amendment from Places to Work to Mixed Use.

Voting via voice:

Kim Wilson – no
Donna Stafford – aye
Jennifer Santini – aye
Anne Burt – aye

Councilmember Morris did not vote. Councilmember Wilson asked what language she could use to say she wanted to change her vote but would like to make a statement before changing it. City Attorney Christina Benson replied that she could rescind her vote.

Councilmember Wilson stated she likes the 55+ community being an option and the overall plan of the building. She explained that she is disappointed in how the gateway corridor is turning out. It is not following along with what the Council had discussed. She noted that she is not going to take her frustration out on a building because it is not going how she wanted it to and would rescind her vote and say yes because it is a good plan and a good community.

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The vote was recorded as follows:

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Jennifer Santini – aye
Anne Burt – aye
Steve Morris – aye

Mayor Pro Tem Santini moved, seconded by Councilmember Stafford,

To adopt the following Ordinance

Ordinance 2075

Ordinance of the City of Woodbury, Washington County, Minnesota rezoning certain property from B-1, Office Park District to MX, Mixed-Use District;

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

Mayor Pro Tem Santini moved, seconded by Councilmember Santini, to approve the Conditional Use Permit (CUP) via Resolution 26-24, a Resolution adopting findings of fact.

Councilmember Morris mentioned that the findings of fact do not require the building to be 55+. Mr. Searles agreed. Councilmember Morris explained he does not want the building to be restricted to 55+. Mayor Burt noted that there are people who do not want to live with children. Councilmember Morris expressed his understanding and noted that by limiting the age, it is taking a whole demographic out of the picture who have a desire to live in the City and close to transit. He expressed his disappointment in restricting the housing. He stated that any housing restricts aging, he will vote no.

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

Mayor Pro Tem Santini moved, seconded by Councilmember Stafford, to adopt a motion approving the Bielenberg Drive Multi-Family Planned Unit Development (PUD), Preliminary Plat and Site and Building Plan, Project No. 05-2025-00594, all subject to the conditions outlined as listed in Council Letter 26-48.

1. The PUD and CUP approval shall expire one year from the date of City Council approval unless a building permit has been requested or a time extension has been granted.
2. The Applicant shall obtain Metropolitan Council approval for the Comprehensive Plan Amendment prior to the issuance of a land disturbance permit.
3. The Zoning Amendment shall be contingent upon receipt of all approvals related to the proposed Comprehensive Plan Amendment.
4. All proposed and future fencing and retaining wall materials shall be complementary to the building materials and shall be approved in writing by the Planning Department prior to issuance of a building permit. Retaining walls greater than four (4) feet in height shall be engineered and detailed calculations shall be submitted to the City. Said retaining walls shall include fencing when directed by the City.
5. If need is identified by the City, any identified proof of parking spaces shall be installed by the property owner. Said parking shall be installed no less than 12 months from the date of notice by the City unless a written extension is provided by the City.
6. The Applicant shall maintain, repair and replace the private road connection to Bielenberg Drive. Maintenance shall include mowing of the boulevard, with a width of mowing of no less than 4 feet from the back of all curbs. Maintenance shall also include all snow and ice removal and general street maintenance.
7. Prior to the issuance of a Land Disturbance Permit, staff shall approve the final landscaping plan in writing.
8. The Applicant shall wholly fund and privately construct private road connections and all sidewalks and trail connections. All improvements shall be designed standards as approved by the City Engineer.

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9. Prior to the issuance of a building permit, the Applicant shall submit a materials board. All proposed materials shall be approved by the Planning staff.
10. Prior to the application of the building material, the Applicant shall construct sample material mock-ups on site for all of the buildings.
11. Prior to the release of the building permit, a landscape financial security shall be submitted for at least 150 percent of the estimated cost of landscaping including sod. A revised landscaping plan shall be provided to add landscaping between the driveways of the townhomes. The final landscaping plan shall meet all landscaping ordinance requirements including canopy coverage and tree and species diversification.
12. The property owners shall complete snow removal, maintenance and replacement of all proposed sidewalks and trails unless a written agreement between the City and owner establishes a different requirement.
13. A maximum of 150 residential units shall be permitted for the project.
14. All building and site lighting shall be of a consistent style and color throughout the Planned Unit Development. All light poles, including base, shall be a maximum of 25 feet in height and shall be shoebox style, downward directed, with high-pressure sodium lamps or LED and flush lenses. Other than wash or architectural lighting, attached security lighting shall be shoebox style, downward directed flush lenses. In addition, any lighting under canopies (building entries) shall be recessed and use a flush lens.
15. All areas of the site, where practical, shall be sodded or seeded and maintained. The property owner shall mow and maintain all site boulevards to the curb line of all public and private streets.
16. The Applicant shall construct and wholly fund all required pedestrian infrastructure as identified by the Engineering Division including but not limited to the required intersection striping, pedestrian push button installation, signal timing modifications, and the like.
17. All HVAC and other roof- or ground-mounted equipment shall be hidden from view with materials that match materials and colors used on the building.
18. Any future trash enclosures shall utilize wooden, or City approved material, gates and be constructed on three sides using the same materials and patterns used on the building. Locations shall be approved by the Planning Department.
19. No exterior storage shall be permitted.
20. The Final Plat shall be approved by the City Council and released for recording prior to the issuance of a building permit.
21. Prior to the issuance of a land disturbance permit, a final stormwater management plan shall be reviewed and approved by the City.
22. Prior to the issuance of a land disturbance permit, final utility plans shall be approved by the Engineering Division.
23. Prior to the issuance of a land disturbance permit, the Applicant shall submit an operation and maintenance plan for the long-term care of all on-site storm sewer and reuse, sanitary sewer, water main and roadway systems components to the City for review and approval. The Developer will be responsible to carry out these operation and maintenance activities and to submit the appropriate documentation to the City as specified.
24. The Applicant shall be financially responsible for all applicable water, sanitary sewer and storm sewer area and connection charges. Rates applied shall be those in effect at the time of Final Plat approval and shall be memorialized in the Development Agreement.
25. The Applicant shall be responsible for obtaining any necessary right-of-way permits from the City's Engineering Division prior to commencement of any site activities. The Developer will also be responsible for obtaining any other permits necessary from other applicable agencies, such as MPCA, MnDOT, Watershed District, Washington County, etc. prior to commencing any site activities.
26. The Applicant shall be responsible for compliance with the City's Land Disturbance and Erosion and Sediment Control Ordinance and must obtain a land disturbance permit along with any necessary right-of-way permits from the City's Engineering Division prior to the commencement of any site activities or site disturbance. The Applicant will also be responsible for obtaining any other permits necessary from other applicable agencies such as the Minnesota Pollution Control Agency NPDES Permit for construction activities.
27. Emergency overflows (EOF) shall be shown for all catch basins, ponds, basins, rain gardens, swales, etc. proposed with the project. All emergency overflows shall be a minimum of 1.5 feet lower than the lowest ground elevation of adjacent buildings.
28. All public utility improvements and connections to the public systems shall be designed by the City in accordance with all City standard specifications, standard detail plates and standard plans. Easements necessary to accommodate public utility improvements will be determined by the final design and shall be shown on the Final Plat. Responsibility for construction of public utility improvements will be determined at the time of Final Plat approval.
29. All rights-of-way, easements and outlots shall be kept free of plantings, retaining walls, signage, etc. that would affect their intended purpose.
30. The Applicant shall be financially responsible for any cost incurred for removal and/or relocation of existing small utilities, utility poles, undergrounding existing overhead electric utilities and other associated private utilities adjacent to and within the development and/or related to the public improvements needed to service the development.
31. Street lights shall be required to be installed by the Developer, at their cost, as directed by the City.
32. The location of landscaping irrigation lines shall be shown on the utility plan for irrigation of medians or at locations where irrigation lines cross public streets.
33. All irrigation systems shall meet the design standards established by the Environmental Division including, but not limited to, the following standards:
 - a. All systems shall have an irrigation audit completed by a certified landscape irrigation auditor and submitted to the City. Audit results, including auditor, date, time, issues identified and recommended improvements shall be submitted to the City as identified in the Operations and Maintenance Plan.
 - b. All systems, including pumps, controllers, connections and irrigation line placement shall be submitted for review and approval by City Staff.
 - c. Private irrigation wells as a back-up irrigation source shall not be permitted.
 - d. Irrigation heads shall be placed a minimum of 6 inches from back of curb, trail, sidewalk, or other hard surface to avoid damage.
 - e. Irrigation mainlines must be placed outside of right-of-way to avoid damage.

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- f. EPA Watersense approved smart controllers shall be used. The controller shall be approved by Engineering Staff in writing.
- g. Drip irrigation, high efficiency rotating nozzles, pressure regulated spray and rotors, and other efficiency components shall be used on all systems.

Voting via voice:

Kim Wilson – aye
Donna Stafford – aye
Steve Morris – aye
Jennifer Santini – aye
Anne Burt – aye

Discussion

No items scheduled

City Administrator's Report

City Administrator Jeffrey Dahl noted that the legislative session had begun, and they were working on the starter homes bill. The bill has come a long way, but the City still has concerns with preemption and the requirement of lots of units on one lot. He noted that the concerns could impact the City, and staff are working to try to make the bill better. He thanked the representatives of the City for advocating for the City. He acknowledged the hard work staff and officials are doing to have affordable housing in the City.

Mr. Dahl noted that the Woodbury Community Expo would be on March 28th from 10:00 a.m. to 3:00 p.m. at the M Health Fairview Sports Center. There will be over 175 businesses and organizations, including entertainment, exhibits, and food vendors. The groundbreaking ceremony for the new Public Safety building will be on May 8th at 1:00 p.m.

Adjournment

Mayor Pro Tem Santini moved, seconded by Councilmember Stafford, to adjourn the meeting at 9:11 p.m.

Voting in Favor: Wilson, Stafford, Morris, Santini, Burt
Absent: None

Respectfully submitted,



Ashleigh Sullivan, Assistant City Administrator/City Clerk

Approved by the Woodbury City Council on March 25, 2026.