



***Special* City Council Agenda**

Wednesday, December 16, 2015

4:00 p.m.

City Council Chambers

(Times are Approximate – please note that items may be earlier or later than listed on the agenda)

- 4:00 p.m. **1. Roll Call**
Voting & Seating Order: Laliberte, McGehee, Willmus, Etten, Roe
- 4:02 p.m. **2. Pledge of Allegiance**
- 4:04 p.m. **3. Approve Agenda**
- 4:05 p.m. **4. Public Comment**
- 4:10 p.m. **5. Council Communications, Reports and Announcements**
- 6. Recognitions, Donations and Communications**
- 7. Approve Minutes**
- 8. Approve Consent Agenda**
- 9. Consider Items Removed from Consent**
- 10. General Ordinances for Adoption**
- 11. Presentations**
- 12. Public Hearings**
- 13. Budget Items**
- 14. Business Items (Action Items)**
- 4:15 p.m. a. Consider Approval of Amended Rosedale 5th Addition Final Plat
- 4:25 p.m. b. Approve Outdoor Agricultural Research Plots as a Conditional Use
- 15. Business Items – Presentations/Discussions**
- 4:35 p.m. **16. City Manager Future Agenda Review**
- 4:40 p.m. **17. Councilmember Initiated Items for Future Meetings**
- 4:45 p.m. **18. Adjourn**

Some Upcoming Public Meetings.....

Thursday	Jan 1		City Offices Closed - New Year's Day Observance
Monday	Jan 4	6:00 p.m.	City Council Meeting

Council Agenda - Page 2

Tuesday	Jan 5	6:30 p.m.	Parks and Recreation Commission
Wednesday	Jan 6	6:30 p.m.	Planning Commission
Monday	Jan 11	6:00 p.m.	City Council Meeting

All meetings at Roseville City Hall, 2660 Civic Center Drive, Roseville, MN unless otherwise noted.

REQUEST FOR CITY COUNCIL ACTION

Agenda Date: **12/16/2015**

Agenda Item: 14.a

Department Approval



City Manager Approval



Item Description: Consider Approval of Amended Rosedale 5th Addition **Final Plat (PF15-019)**

APPLICATION INFORMATION

Applicant: Jones Lang LaSalle (JLL)

Location: 1700 County Road B2 and 1705 Highway 36

Property Owner: Compass Retail, Inc. and J. C. Penney Property, Inc 496

GENERAL SITE INFORMATION

Land Use Context

	Existing Land Use	Guiding	Zoning
Site	Retail and parking lot	RB	RB
North	Retail – Rosedale Commons and Crossroads of Roseville	RB	RB
West	Retail – Rosedale Marketplace and Fairdale Shoppes	RB	RB
East	Snelling Avenue, DOT Water’s Edge, Cedarholm GC, and residential homes	O/PR/LDR	O/BP/PR/LDR
South	HWY 36, Rosewood Village, Sienna Green, Rosedale Towers, and retail	HR/O	HDR-1/O/BP

On November 16, 2015, the Roseville City Council approved the final plat of Rosedale Fifth Addition, which created one new lot and revised two existing lots, to allow a new future anchor tenant, parking structure, and out-parcel developments.

Since the City Council’s approval, JLL has learned that JC Penney (JCP) is opposing the parking deck on its lot and consequently the lot configuration. Give that opposition, JLL has revised the final plat to address JCP’s concerns. This change affects lot lines and not the location of the planned improvements.

The proposal before the City Council for reconsideration has Lot 3, Block 1, Rosedale Fifth Addition (a JLL lot) expanding to include the parking deck and Lot 1, Block 1, Rosedale Fifth Addition (the JCP lot), expanding to incorporate the western most portion of Lot 2, Block 1, Rosedale Fourth Addition. Exhibit A is a site plan of the proposed lot line corrections and Exhibit B is the final plat submitted for approval by the City Council.

The changes in lot lines may require some slight modifications to the Planned Unit Development Agreement to address the change in lot configurations.

RECOMMENDED CITY COUNCIL ACTION

Adopt a resolution amending the previously approved **FINAL PLAT** of Lots 1, 2, and 3, Block 1, Rosedale Fifth Addition at 1700 County Road B2 and 1705 Highway 36, based on the comments and findings of this report, and subject to the same following conditions:

- a. JLL shall dedicate the right-of-way along County Road B2 (east and west sides of the access) for the purpose of reconstructing the dedicated right turn into Rosedale from County Road B2 at the exit ramp from Snelling Avenue, which may be necessary for the construction of the required westbound second left turn lane. Said right-of-way must be included on the Final Plat submitted to the City for signatures and for review and approval by the Public Works Director;
- b. The Public Works Department shall approve easements, grading and drainage, storm water management, and utility requirements as necessary to meet the applicable standards prior to the issuance of any building permits related to the proposed expansion of Rosedale Mall;
- c. Storm water improvements will be approved by the City Engineer prior to the issuance of a building permit for the leasable space. The City may work with the developer and the watershed district to provide additional storm water management that benefits a broader area of the City;
- d. Permits for site improvements shall not be issued without evidence of an approved permit from the watershed district;
- e. Approval of Planned Unit Development Agreement.

PARK DEDICATION

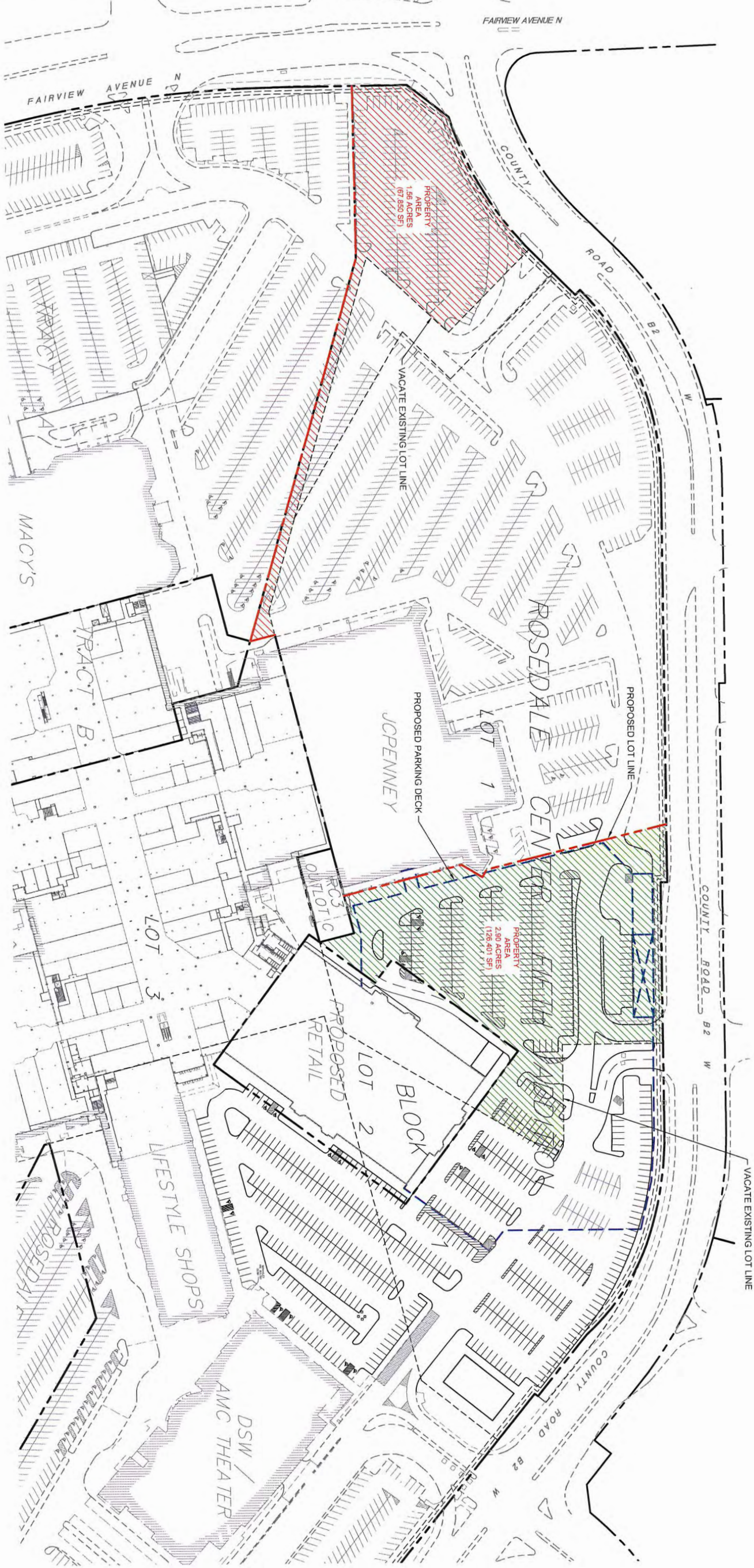
On September 1, 2015, the Roseville Park and Recreation Commission voted to recommend cash in lieu of land dedication for the 2.1 acre lot at the 7% fair market value or a payment, due to the City at the time of plat release for recording, of \$102,300.

ALTERNATIVE ACTIONS

By motion, recommend denial of the amended approval of the Final Plat. A recommendation to deny should be supported by specific findings of fact based on the City Council's review of the application, applicable zoning or subdivision regulations, and the public record.

Prepared by: City Planner Thomas Paschke 651-792-7074 | thomas.paschke@cityofroseville.com

Exhibit: A: Site plan w/lot lines B: Final plat
 C: Draft resolution



LEGEND

- CONVERT ADDITIONAL JCPENNEY LAND TO ROSEDALE CENTER LAND
- CONVERT ADDITIONAL ROSEDALE CENTER LAND TO JCPENNEY LAND

Exhibit A



PRELIMINARY - NOT FOR CONSTRUCTION

SHEET NUMBER EX-31a	ROSEDALE MALL EXPANSION ROSEVILLE, MN	MALL PROPERTY EXHIBIT	KHA PROJECT 160796000		 © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 2550 UNIVERSITY AVENUE WEST, SUITE 238N, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Exhibit B



SHEET 2 OF 2 SHEETS

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 16th day of December 2015 at 6:00 p.m.

The following Members were present: _____
and _____ were absent.

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. ____

**A RESOLUTION AMENDING THE PREVIOUSLY APPROVED FINAL PLAT OF
ROSEDALE CENTER FIFTH ADDITION
(PF15-019)**

WHEREAS, Jones Lang LaSalle (JLL) has applied for an amended approval of its final plat approved by the City Council on November 16, 2016, on property addressed at 1700 County Road B2 and 1705 Highway 36, which parcels are legally described as:

Lots 1, 2, and 3, Block 1, Rosedale Center Fifth Addition

WHEREAS, the Roseville Planning Commission held the public hearing regarding the proposed preliminary plat on September 2, 2015, and after said public hearing the Roseville Planning Commission voted to recommend approval of the proposed preliminary plat based on the comments and findings of the pertinent staff report and the input from the public; and

WHEREAS, the Roseville City Council, at its regular meeting on September 28, 2015, received the Planning Commission's recommendation and voted to approve the preliminary plat; and

WHEREAS, the final plat materials have been prepared and submitted which are consistent with the approved preliminary plat and reflect applicable conditions of preliminary plat approval; and

WHEREAS, on November 16, 2015, the Roseville City Council voted 5-0 to approve the final plat Rosedale Center Fifth Addition; and

WHEREAS, JLL has requested reconsideration of the final plat that would adjust lot lines of the previously approved final plat;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville, Minnesota, that the revised final plat of Rosedale Center Fifth Addition is hereby approved;

31 AND BE IT FURTHER RESOLVED, by the Roseville City Council that modification to
32 Rosedale Center Fifth Addition shall be subject to the following conditions:

- 33 1. JLL shall dedicate the right-of-way along County Road B2 (east and west sides of the access)
34 for the purpose of reconstructing the dedicated right turn into Rosedale from County Road
35 B2 at the exit ramp from Snelling Avenue, which may be necessary for the construction of
36 the required westbound second left turn lane. Said right-of-way must be included on the
37 Final Plat submitted to the City for signatures and for review and approval by the Public
38 Works Director.
- 39 2. The Public Works Department shall approve easements, grading and drainage, storm water
40 management, and utility requirements as necessary to meet the applicable standards prior to
41 the issuance of any building permits related to the proposed expansion of Rosedale Mall;
- 42 3. Storm water improvements must be approved by the City Engineer prior to the issuance of a
43 building permit for the leasable space. The City may work with the developer and the
44 watershed district to provide additional storm water management that benefits a broader area
45 of the City;
- 46 4. Permits for site improvements shall not be issued without evidence of an approved permit
47 from the watershed district;
- 48 5. \$102,300 cash in lieu of land dedication is required for the 2.1 acre lot, which represents a
49 7% fair market value and is due to the City at the time of the plat is released for recording at
50 Ramsey County;
- 51 6. Approval of the Planned Unit Development Agreement.

52 The motion for the adoption of the foregoing resolution was duly seconded by Council Member
53 _____ and upon a vote being taken thereon, the following voted in favor: _____
54 and _____ voted against.

55 WHEREUPON said resolution was declared duly passed and adopted.

[illegible]

WITNESS MY HAND officially as such Manager this 16th day of December 2015.

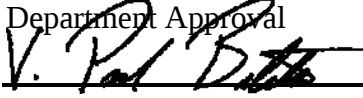
(SEAL)

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Agenda Date: 12/16/2015

Agenda Item: 14.b

Department Approval



City Manager Approval



Item Description: Request for Approval of Outdoor Agricultural Research Plots as a Conditional Use (PF15-024)

APPLICATION INFORMATION

Applicant: Calyxt, Inc.

Location: certain un-addressed parcels south and east of County Road C2 and Mount Ridge Road (PINs: 04-29-23-32-0014 and 04-29-23-32-0015)

Property Owner: Pik Terminal Company/Pikovsky Management, LLC

Open House Meeting: none required

Application Submission: received and considered complete on November 6, 2015

Public Hearing: December 2, 2015

City Action Deadline: January 5, 2016, per Minn. Stat. §15.99

Planning Commission Action:

On December 2, 2015, the Planning Commission held the public hearing for the conditional use application and voted unanimously to recommend approval of the proposal.

1 **BACKGROUND**

2 The applicant, Calyxt, Inc., intends to develop a corporate headquarters that includes indoor
3 research and development facilities, greenhouses, and up to five acres of outdoor research plots.
4 The Planning Commission held the public hearing for the proposed changes on December 2,
5 2015; information about the proposed conditional use, the staff analysis presented in the Request
6 for Planning Commission Action, and other supporting documentation, as well as draft public
7 hearing minutes, are included with this report as RCA Exhibit A.

8 If the conditional use application is approved, Calyxt will have the confidence it needs to acquire
9 the property. Because the subject property is located in Twin Lakes, on a former trucking
10 terminal site, the applicant will be submitting a Tax Increment Financing (TIF) application
11 which, if approved, would provide assistance with remediating contamination on the site. It is
12 anticipated that much of this assistance will come from the TIF Hazardous Substances
13 Subdistrict, which is a set of funds restricted for brownfield purposes. When the applicant's pro
14 forma is completed and the application is received, it might also include a request for traditional
15 TIF finds, if necessary. Calyxt may also be re-platting the property to better suit its development
16 plans. Whatever such applications may be forthcoming, however, will need to stand on their own
17 merits.

18 **RECOMMENDED ACTION**

19 **Adopt a resolution approving the proposed agricultural research plots as a conditional use**
20 **on the two parcels currently assigned Ramsey County PINs 04-29-23-32-0014 and 04-29-23-**
21 **32-0015**, based on the findings and recommendation of the Planning Commission, the content of
22 this RCA, public input, and City Council deliberation, subject to the following conditions:

- 23 a. The research plots shall be located generally as illustrated in the concept plan reviewed
24 with this application (i.e., the proposed office, laboratory, and greenhouse structures are
25 situated in the southwestern corner of the property and the test plots are located north and
26 east of the structures), although approval of the conditional use is not conferring approval
27 of the overall site plan.
- 28 b. The outdoor research and development activities shall adhere to the environmental
29 regulations established in §1011.02 of the City Code.
- 30 c. All aspects of outdoor cultivation and research shall comply with all requirements from
31 pertinent regulating agencies, and industry best management practices should be used
32 whenever practicable.
- 33 d. Any exterior lights in or near the test plots shall adhere to zoning standards for maximum
34 light levels at property boundaries, even though such zoning standards may focus on
35 illumination of parking and pedestrian areas rather than elsewhere on a site.
- 36 e. The applicant shall ensure runoff is not directly discharged to Langton Lake. BMP's such
37 as berms and buffers shall be utilized to prevent untreated water from being discharged
38 offsite.
- 39 f. Farm-type implements shall not be operated between 9:00 p.m. and 7:00 a.m., and shall
40 not be driven on public streets when being moved around the site.

41 **ALTERNATIVE ACTIONS**

42 **Pass a motion to table the item for future action.** Tabling beyond January 5, 2016, may
43 require an agreement to extend the 60-day action deadline established in Minn. Stat. §15.99 to
44 avoid statutory approval.

45 **By motion, deny the request.** Denial should be supported by specific findings of fact based on
46 the City Council's review of the application, applicable City Code regulations, and the public
47 record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@cityofroseville.com

RCA Exhibits: A: 12/2/2015 RPCA packet and public B: Draft resolution
hearing minutes



REQUEST FOR PLANNING COMMISSION ACTION

DATE: 12/2/2015

ITEM NO: 5c

Division Approval

 Agenda Section
PUBLIC HEARINGS

Item Description: Request for approval of outdoor agricultural research plots as a conditional use (PF15-024)

APPLICATION INFORMATION

Applicant: Calyxt, Inc.

Location: certain un-addressed parcels south and east of County Road C2 and Mount Ridge Road (PINs: 04-29-23-32-0014 and 04-29-23-32-0015)

Property Owner: Pik Terminal Company/Pikovsky Management, LLC

Application Submission: received and considered complete on November 6, 2015

City Action Deadline: January 5, 2016, per Minn. Stat. §15.99

GENERAL SITE INFORMATION

Land Use Context

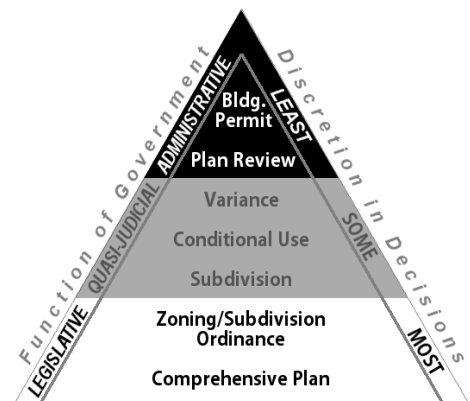
	Existing Land Use	Guiding	Zoning
Site	Vacant/Former trucking terminal	CMU	CMU-2
North	Industrial	CMU	CMU-2
West	Office/Commercial	CMU	CMU-4
East	Langton Lake Park	POS	PR
South	Vacant/Former trucking terminal	CMU	CMU-2

Natural Characteristics: The site includes several mature trees and steep slopes, and is adjacent to Langton Lake Park.

Planning File History: **PF08-001:** (2008) City Council supported a concept plan for an office complex, but formal plans were never submitted due to a weak office market and the absence of Twin Lakes Parkway, Mount Ridge Road, and Iona Lane

LEVEL OF CITY DISCRETION IN DECISION-MAKING

Action taken on a conditional use proposal is **quasi-judicial**; the City's role is to determine the facts associated with the request, and apply those facts to the legal standards contained in State Statute and City Code.



PF15-024_RPCA_120215

Page 1 of 4

BACKGROUND

The subject property, located in Planning District 10, has a Comprehensive Plan Land Use Designation of Community Mixed-Use (CMU) and a zoning classification Community Mixed-Use-2 (CMU-2) District. In the CMU-2 zoning district, created and applied to this parcel on October 26, 2015 by City Council Ordinance 1482 and 1483, permits research and development (R&D) uses when conducted indoors and allows outdoor R&D activities as conditional uses.

The applicant, Calyxt, Inc., intends to develop a corporate headquarters which includes indoor R&D facilities, greenhouses, and up to five acres of outdoor research plots. The conceptual site plan and written description of the proposed agricultural research activities are included with this RPA as Attachment C.

REVIEW OF CONDITIONAL USE

REVIEW OF GENERAL CONDITIONAL USE CRITERIA: Section 1009.02C of the City Code establishes general standards and criteria for all conditional uses, and the Planning Commission and City Council must find that each proposed conditional use does or can meet these requirements. The general standards are as follows:

1. *The proposed use is not in conflict with the Comprehensive Plan.* The Comprehensive Plan's general goals and policies for mixed-use areas promote redevelopment of this kind of brownfield site as a means toward remediating soil contamination and establishing high-quality employment uses as part of a "rich mix" of uses. The proposal to locate buildings in the southern portion of the site, adjacent to the intersection of Iona Lane and Mount Ridge Road, and to utilize berms and vegetation to more naturally screen the test plots would largely function as a wide buffer around Langton Lake Park and would advance the goals in the Comprehensive Plan related to minimizing impacts on parks and natural areas in the community.

A corporate headquarters office and Ag-Biotech R&D facility as proposed is consistent with the Comprehensive Land Use Plan's specific goals for the Twin Lakes area of Planning District 10 as well, in that it will be high-quality, employment-oriented development.

The necessary remediation of contaminated soils will also advance the pertinent goals in the Environmental Protection chapter of the Comprehensive Plan.

2. *The proposed use is not in conflict with a Regulating Map or other adopted plan.* While full conformance with the Twin Lakes Regulating Plan will be required as the site plan and building design are further developed, Planning Division staff has determined that the proposed location of the test plots to the side and rear of the proposed office and greenhouse structures is not in conflict with the regulating plan.
3. *The proposed use is not in conflict with any City Code requirements.* The proposed development will need to meet all pertinent regulations, including those related to drainage, environmental impacts, site development, and so on, as the development details are finalized. Based on the proposed, conceptual site plan and operational description, Planning Division staff believes that the proposed test plots can easily meet all applicable City Code requirements; moreover, a CONDITIONAL USE approval can be rescinded if the approved use fails to comply with all applicable Code requirements or any conditions of the approval.
4. *The proposed use will not create an excessive burden on parks, streets, and other public facilities.* While the proposed test plots are adjacent to Langton Lake Park, they will be well

screened and park users are likely to experience them predominantly as something more akin to additional open space around the park than as an active commercial use. For this reason, Planning Division staff does not expect the proposal to intensify any practical impacts on parks, streets, or public infrastructure, particularly when compared to other permitted land uses that could be developed in this location, except for the possible wear if tractor-type implements are allowed to be drive on streets.

5. *The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.* Given that the proposed outdoor R&D test plots are an extension of the permitted office and indoor R&D use of the site, the test plots themselves should not generate significant traffic. And because the agricultural activities are regulated by a variety of Federal and State agencies, Planning Division staff believes that the proposal will not be injurious to the surrounding neighborhood, will not negatively impact property values, and will not otherwise harm the public health, safety, and general welfare as long as applicable regulations are enforced and reasonable conditions are imposed on an approval to minimize such negative impacts.

REVIEW OF SPECIFIC CONDITIONAL USE CRITERIA: Given the broad possibilities for R&D activities that might occur outdoors, §1009.02D of the City Code does not establish standards or criteria specific to outdoor R&D activities.

Roseville's Development Review Committee met on February 13, 2014 to discuss this proposal; no special concerns were identified about the proposal.

PUBLIC COMMENT

At the time this report was prepared, Planning Division staff had not received any communications pertaining to this request.

RECOMMENDED ACTION

By motion, recommend approval of the outdoor agricultural research and development facilities as a conditional use for Calyxt, Inc., based on the comments and findings of this RPCA, subject to the following conditions:

- a. The research plots shall be located generally as illustrated in the concept plan reviewed with this application (i.e., the proposed office, laboratory, and greenhouse structures are situated in the southwestern corner of the property and the test plots are located north and/or east of the structures), although approval of the conditional use is not conferring approval of the overall site plan.
- b. The outdoor research and development activities shall adhere to the environmental regulations established in §1011.02 of the City Code.
- c. All aspects of outdoor cultivation and research shall comply with all requirements from pertinent regulating agencies, and industry best management practices should be used whenever practicable.
- d. Any exterior lights in or near the test plots shall adhere to zoning standards for maximum light levels at property boundaries, even though such standards may focus on illumination of parking and pedestrian areas rather than elsewhere on a site.

RCA Exhibit A

- e. The applicant shall ensure runoff is not directly discharged to Langton Lake. BMP's such as berms and buffers shall be utilized to prevent untreated water from being discharged offsite.
- f. Farm-type implements shall not be operated between 9:00 p.m. and 7:00 a.m., and shall not be driven on public streets when being moved around the site.

ALTERNATIVE ACTIONS

Pass a motion to table the item for future action. Tabling beyond January 5, 2016 may require extension of the 60-day action deadline established in City Code §1102.01E

By motion, recommend denial of the proposal. A recommendation to deny should be supported by specific findings of fact based on the Planning Commission's review of the application, applicable City Code regulations, and the public record.

Prepared by: Senior Planner Bryan Lloyd
651-792-7073 | bryan.lloyd@cityofroseville.com

Attachments: A: Area map C: Conceptual site plan and written narrative
B: Aerial photo

Attachment A for Planning File 15-024



Site Location

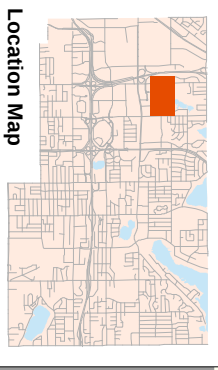


Data Sources

* Ramsey County GIS Base Map (11/22/2015)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant the accuracy, completeness, or reliability of the information shown on this map. The City is not responsible for any errors or omissions in this map. The City shall not be liable for any damages, and expressly waives all claims, and agrees to release out of the user's access or use of data provided.



Attachment B for Planning File 15-024

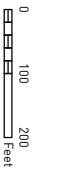
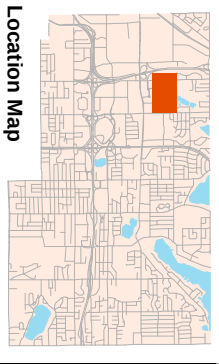


Data Sources

- * Ramsey County GIS Base Map (10/22/2015)
 - * Aerial Data: MGeo (4/2012)
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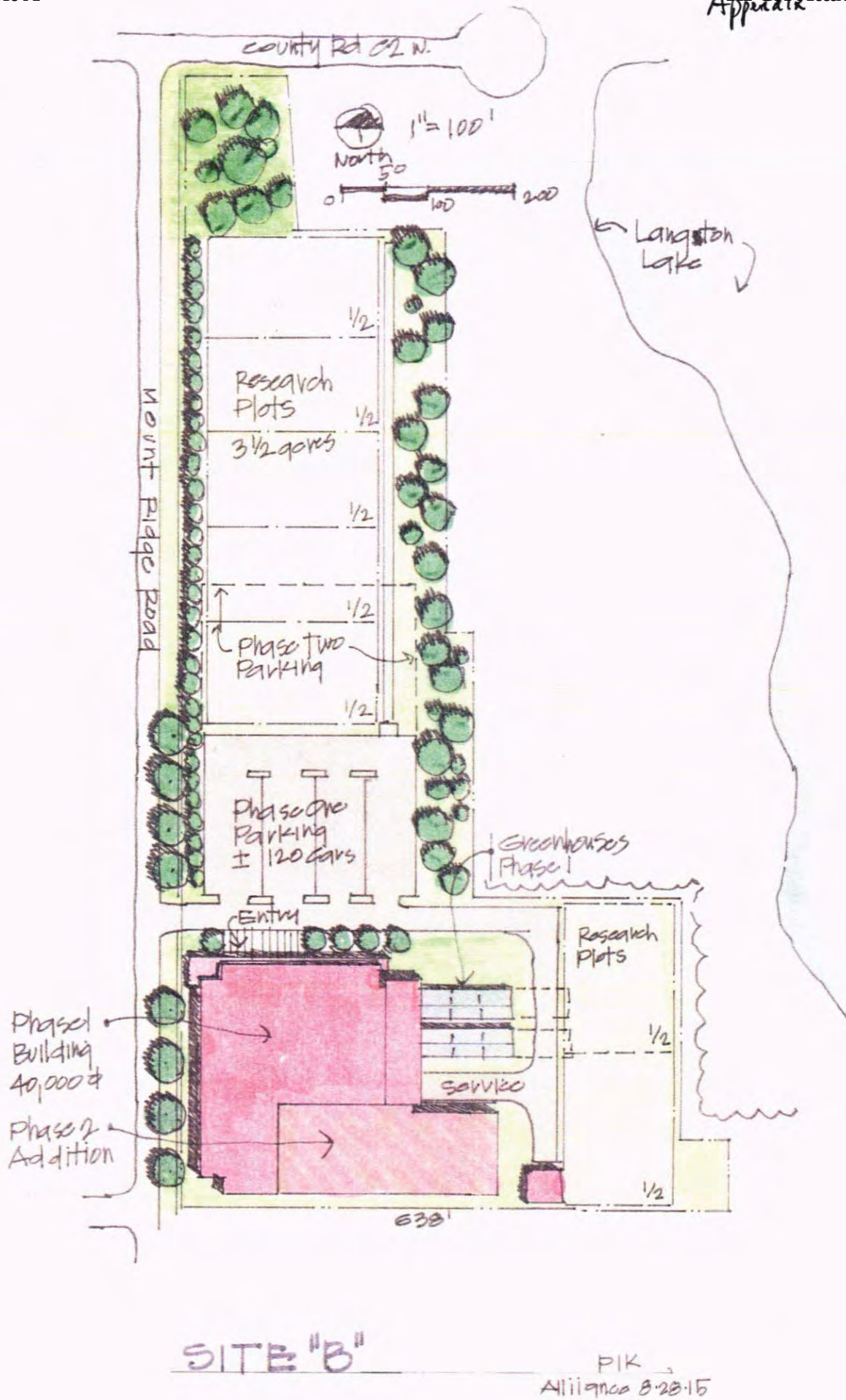


Prepared by:

Community Development Department

Site Location





Calyxt, Inc.
Written Narrative of Use

Background

Calyxt, based in Minnesota (www.calyxt.com) and currently operating in New Brighton, is an AgBiotech firm focusing on improved traits for crops to create healthier food. The company is the license holder of key intellectual property that allows us to create traits in crop plants in a very effective and efficient matter. Calyxt is currently a wholly-owned subsidiary of Collectis SA, a publicly held company French company. Collectis has funded Calyxt's operating needs since its inception in 2010. Calyxt currently employs approximately 25 employees, mostly in scientific positions with plans to expand to 100 highly-educated employees in the next three years. The vast majority of jobs created will be professional scientific positions with base salaries ranging from \$40,000 to \$120,000.

Building

Calyxt requires an expanded facility to perform research and product development in a variety of crop plants, with specific needs to perform standard plant molecular biology and plant tissue culture procedures, and to otherwise support its commercial growth plans. The main building will be approximately 40,000 square feet, with roughly 20,000 square feet dedicated to a plant molecular biology and plant tissue culture labs.

The proposed building and research plots are intended to be a "showcase" facility, being both visually appealing and a functional, high-tech plant research location. The company intends to maintain the building and grounds in a manner commensurate the cutting-edge technology and image Calyxt intends to promote.

Research Labs

The molecular biology and plant tissue culture labs will conduct routine molecular biology tasks similar to those performed at research facilities of other AgBiotech companies and by University of Minnesota agricultural research centers. The USDA has issued letters to Calyxt on our soybean and potato products recognizing them as non-regulated as we have not introduced as foreign genetic material. This is consistent with our focus to develop healthier food through non-GMO means.

Plant Growth Facilities and Research Plots

Calyxt operates in the AgBiotech industry, so it is vitally important to have plant growth facilities and agricultural research plots adjacent to our molecular biology and tissue culture labs. These plant growth facilities will include indoor plant growth rooms, plant growth chambers, greenhouses, agricultural plots and a storage shed for agricultural machinery. The greenhouses (~6,000 square feet) and agricultural plots (~4-5 acres total) will be used to grow a variety of row crops commonly grown in the U.S. (soybean, corn, potato, wheat, canola, alfalfa, barley, rice, etc.), and other niche crops if they arise as promising. The greenhouses will abut the building and be screened by a fence to prevent vandalism or theft. The agricultural research plots will be maintained, similar to those at

the University of Minnesota, in a manner that keeps the land fertile and healthy, while containing chemical run-off and land erosion.

Conditional Use – Research Plots

Calyxt understands that the creation and use of agricultural research plots requires a conditional use permit as per Roseville City Code section 1009.02, further as described under sub-section D 23 Manufacturing and Processing, Outdoor Activities/Storage. We respectfully request our conditional use permit be granted for the reasons described below.

We will use the research plots specifically for the purposes of agricultural research. None of the plants grown or harvested are for resale, only to further our research and commercialization programs. We will be seeking to understand trait characteristics and plant viability. The research plots will be very carefully monitored by research professionals and highly maintained throughout the growing season. As we are not seeking commercial farming results, we will employ the latest trends in low impact cultivation to limit fertilizer and chemical use and tilling of the plots.

Specific to items described in the Code:

1. We are not aware that our use is in violation with the Comprehensive Plan, regulating Maps or other adopted plans.
2. We believe we can meet all requirements of the City Code.
3. We will not create an excessive burden on parks, streets and other public facilities. Our facility will be less busy than most industrial users. We do not expect much truck traffic except for occasional deliveries. Our employee base has a lower density than most other businesses. Our outdoor research activities will enhance the “green” feel of the nearby park and the city will avoid a large building in the vicinity of the park entrance.
4. We believe our proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values and will not otherwise harm the public health, safety and general welfare. To the contrary, we believe our use will enhance property values and bring far less additional traffic relative to other users. Our research plot areas will be designed to limit any chance of harm to the nearby park or residents.
5. The outdoor activity will take place either behind our primary building or to the north of the building but in no case will it be between the building and the public street. Any storage shed in addition to the main building will be located behind our main building as approved within our site plan. All equipment will be stored in the main building or in a storage shed.
6. We will consult with the city planners on the method to screen the research plots from the surrounding public areas. Our intention was to use a green approach of berms and landscaping plants (shrubbery, etc.)
7. We will work with city planners to approve a plan for the research plots to contain chemical run-off from cultivation activities. It is our belief that such activity will be low impact regardless of mitigation. However, we foresee using buffer strips and a collection pond as a prudent long-term approach.

c. **PLANNING FILE 15-024**

Request by Calyxt, Inc., in conjunction with property owner PIK Terminal CO./Pikovsky Management, LLC, for approval of outdoor agricultural research plots as a CONDITIONAL USE on certain un-addressed parcels south and east of County Road C-2 and Mount Ridge Road

As an employee of the Minnesota Pollution Control Agency (MPCA), and given known soil contamination on this site and his potential future involvement in working on the site's remediation or related matters, to avoid any potential conflict of interest, advised that on caution's side he would abstain from any action on this request.

Chair Boguszewski opened the public hearing for PLANNING FILE 15-024 at 7:36 p.m.

Senior Planner Bryan Lloyd provided a brief history of this request as detailed in the staff report dated December 2, 2015. As outlined in the staff report, Mr. Lloyd noted the intent of the applicant to develop a corporate headquarters, including indoor research and development facilities, greenhouses, and up to five acres of outdoor research plots, as the remaining uses were permitted. Mr. Lloyd noted the requested Conditional Use was specific to that outdoor research and development use. Mr. Lloyd noted that the firm was currently located in New Brighton, but was now growing sufficiently to seek this expansion of their businesses.

As detailed in the staff report, Mr. Lloyd reviewed the Conditional Use criteria and staff's analysis of each component; and addressed the remainder outside city purview and regulated by other regulatory agencies, as staff consulted with those agencies and indicating no concerns to-date with the request.

Mr. Lloyd reported that staff had received no public comment to-date, and confirmed that staff recommended approval of the Conditional Use as conditioned for the outdoor research plots.

Discussion

Chair Boguszewski referenced Section 6 of Attachment C (applicant's written narrative) related to screening, and asked if there should be any reference to that screening as a condition to the Conditional Use.

Mr. Lloyd responded that the Commission could choose to add a condition; however, advised that buffering regulations in the city's regulating plan would take effect along Langton Lake Park boundaries and influence that screening. Also due to the proprietary nature of the company's research, Mr. Lloyd advised that the applicant had an interest in obscuring those research plots from the public's view, which staff had found to be adequate.

Member Murphy noted Ramsey County's property identification numbers (PIN's) compared to actual property boundaries being recommended for approval for the applicant, and asked specifically what properties were under consideration for the Conditional Use request and whether it applied only to those two properties defined by those two PIN's.

Mr. Lloyd clarified that this request was specific to the two parcels and several underlying lots. At Member Murphy's question as to the applicant's intent to purchase additional lots, Mr. Lloyd advised that while the applicant intended to purchase additional lots, the big question for them is if they would be approved for the outdoor test plots. If that answer from the Planning commission was yes, Mr. Lloyd advised that then they could proceed with purchasing additional parcels. Mr. Lloyd further clarified that the plat may come forward at a later point it was not now part of this request for the outdoor research plots.

Member Bull questioned staff's conversation with the Department Agriculture on potential problems with windblown dust to nearby residential areas when the applicant may spray. Member Bull noted another concern may be odors from manure spreading across the test field and if and how they would remediate that.

While admitting he was ill-equipped to know, Mr. Lloyd advised based on his conversation with other regulating agencies, including the Department of Agriculture, that

any such application was regulated by them. As the City operates, Mr. Lloyd clarified that this would not be under their active oversight, but that it would respond to any concerns or complaints should something arise. However, how those chemicals were handled, Mr. Lloyd advised he could not answer definitively. Mr. Lloyd noted that in an urban environment, environmental regulations would prevent an application of significant intensity that would mostly likely cause a nuisance without mitigation in place or determined by those regulatory agencies.

Member Bull asked staff for a clarification as to whether indoor greenhouses would be involved as well as the outdoor research and development plots.

Mr. Lloyd advised that there would be enclosed greenhouses regulated under normal zoning requirements, a current existing use, and clarified that this Conditional Use was specific only to the outdoor research plot, with other uses already permitted under current city code.

As a previous owner of commercial greenhouses, Member Bull noted their significant light emission requiring black-out curtains in some areas; and questioned if that light would be monitored and regulated at a minimum at the property line as with outdoor lighting on a property.

Mr. Lloyd advised that code parameters would address building lighting, even though it generally pertained to outdoor lighting, to the extent indoor lighting functioned similarly, code provisions would come into play. However, with this property far removed from residential areas, Mr. Lloyd advised he didn't see it being problematic.

Member Bull questioned restrictions for equipment on city streets as well as storage off-road for implements indoor or in a screened area.

Mr. Lloyd advised that the recent Commercial Mixed Use (CMU)-2 zoning designation did not allow for outdoor storage of any machinery or equipment, and it would need to be enclosed inside a shed structure.

At the request of Member Gitzen, Mr. Lloyd confirmed that the Conditional Use would be recorded against the property going forward, no matter who the property owner was. Mr. Lloyd clarified that a Purchase Agreement was pending at this time for the applicant and was being granted for the land, not specifically to PIK Terminal owners and if granted, the Conditional Use would remain with the land itself as recorded.

Applicant Representatives: BJ Haun, 1478 Cumberland Street, St. Paul, MN; Greg LaSalle, 5038 Emerson Avenue E, Minneapolis, MN; Tom LaSalle, 2001 Killebrew Drive, Minneapolis, MN; and Greg Smith, 3721 Glenhurst Avenue, St. Louis Park, MN

Tom LaSalle provided a history of his involvement with major corporations to incubate companies in conjunction with efforts of the University of Minnesota; with Calyxt, Inc. being one of those success stories, having now grown to the point of building these headquarters.

Specific to screening questions, Mr. Smith noted it was important to the applicant that people didn't see the greenhouse or outdoor test plots for proprietary reasons. However, Mr. Smith clarified it was an overstatement to define this research and development effort in any way as "farming," and advised that the equipment, while specialized for this particular application was not large and would be only slightly larger than that used by a typically homeowner for maintaining their lawns, and would be stored inside.

BJ Haun, 1478 Cumberland Street, St. Paul, MN

Mr. Haun introduced himself, and his credentials as a research scientist and graduate of the U of MN with degrees in plant biology and genetics, serving as Director of Product Development with Calyxt. Mr. Haun provided a more detailed description of their biotech company looking to grow with this new research facility. Mr. Haun assured the Commission and public they would not be doing intensive agricultural practices or producing crops that the level of typical farming operations, but simply using research plots for materials being developed and used in laboratories and greenhouses (e.g.

seeds and plants). Mr. Haun further clarified that there would be no animals on site, nor would they use or purchase manure for application to the test plots; and noted the amount of chemicals and pesticides if and when used would not be anywhere near that used in an average agriculture setting, but would more akin to that applied for a typical household lawn or garden.

Mr. Haun advised that their firm would screen the test plots, especially the greenhouses, to avoid attracting any attention with light, or for vandalism; noting that their equipment was expensive and valuable and therefore they wanted to protect it as much as possible. Mr. Haun further advised that the fields would be landscaped to look appealing and include a buffer between them and the street, and between the park and research plots to function as needed.

Mr. Haun noted their firm's ongoing consultation and cooperative work relationship with the U of MN Research Station Manager, advising that Calyxt would use best practices to those used by the U of MN at their sites near Larpenteur and Fairview Avenues, and would abide by those same chemical application guidelines dictated and regulated for their use and as found on the individual products that may be applied periodically. Mr. Haun referenced the conditions followed by the U of MN for such applications under windy conditions, and the logs kept related to weather conditions on application days; advising Calyxt would follow those same procedures and documentation.

Mr. Haun advised that this site was an unusual shape, but worked well for their plans and also tied into the City's interest in protecting Langton Lake and Park. Mr. Haun noted that the north side of the site would not be cultivated, and opined that moving this site from its existing use as a large parking lot and Brownfield site, provided benefit to the city, its residents, and their firm.

Discussion

Chair Boguszewski provided anecdotal comments based on his experience as an Undergraduate at the University of Chicago and genetic crop testing being done at that time, and the due diligence then and more advanced technologies available today of benefit to the Roseville community.

Based on remediation comments, Chair Boguszewski questioned the applicant on their projections or estimates at this time for potential contamination levels existing on these parcels.

Mr. Haun advised that they had just received the Phase II study within the last few days, and noted the City Council had held discussions and allotted funds already and hired a Brownfields consultant to assist with those mitigation efforts. Mr. Haun noted there was a lot of blacktop and oil, but nothing indicating it would preclude them from moving forward or mitigation required outside what was anticipated from that past use.

Given that the Conditional Use applies to the land, should mitigation costs subsequently be found to be beyond the applicant's ability to move forward, Chair Boguszewski asked what happened with the Conditional Use situation.

Mr. Paschke advised that many things still needed to occur to proceed, including mitigating soil contamination under the direction of the Brownfield consultant; but was confident the property would redevelop, whether for this use or another use.

Tom LaSalle noted that the intent was to move forward quickly, since this client wanted to purchase the property yet this year and get in the ground by February of 2016. Mr. LaSalle assured the Commission that this request was not speculative in nature, but was a serious intent to get the sale accomplished. Mr. LaSalle questioned why any other potential purchase would have an interest in having a Conditional Use for outdoor research plots.

Regarding the Brownfields clean-up, Member Murphy asked if done to the north it was well-bounded, but to the east of the research plot, was there any concern or potential that the south property would not be cleaned up, even though not part of this property purchase, could some contaminant still leach to the north.

Mr. Haun stated that while it may be a concern, tests to-date indicate no leaching. Mr. Haun stated that, given the previous use of the property, expected contaminants were petroleum-based, with no other unusual indications seen on reports received to-date (e.g. no underground tanks, plumes, or water tables moving).

Mr. Haun advised that, under a worst case scenario, their firm would choose not to use the research plots on the west side, noting that the most contaminated areas are to the far east.

Mr. Paschke advised that any of those issues would be addressed by the City's Brownfields consultant to ensure no future problems occurred.

Member Murphy commended the applicant for their creative use of this property next to parkland, which was unique, and wished them well in their efforts.

Member Cunningham expressed her personal concerns as a nearby homeowner and with anything agriculture due to potential pesticide use, and asked that the applicant provide a better understanding of how those things would be regulated (e.g. air quality). Living on the other side of Langton Lakes, Member Cunningham admitted this use made her nervous, as well as new research indicating the demise in bees due to pesticide use, noting her concerns were also probably shared by other neighbors or Roseville residents.

Mr. Haun advised that their firm shared air quality and other concerns related to insecticide and pesticide use; and wanted to use chemicals only if and when needed. Mr. Haun reiterated his previous comments related to the limited use and quantity of those chemicals similar to a typical household; and only intended for application for insect infestations in a targeted fashion, not as would be typical for an average farm operation. Mr. Haun stated that their preference would be to never use pesticides; and clarified that they weren't seeking to maximize their crop yield by such a chemical application, since these were only test plots for research and development of seeds and plants.

Specific to bees, Mr. Haun advised that bees were not problematic for them, and if any were inadvertently or accidentally targeted, it would only be a small area and a small number of bees impacted.

Referencing the applicant's narrative, Member Cunningham noted their projected expanded employee base, and asked if that would be in Phase I or a combined total for Phases I and II.

Mr. Haun advised they anticipated moving from 25 to 100 employees in Phase I.

If that was the case, Member Cunningham questioned the need for 120 parking stalls for Phase I.

Mr. Haun clarified that this was a preliminary drawing by the architect and was only an estimate. Mr. Haun noted that, with the City's recent zoning change and transportation study, this made the architect's renditions even more preliminary, and noted the need to bring any future plans into compliance with city code and zoning regulations before developing a final plat.

As a bee keeper himself, Member Bull asked about specific pesticides proposed to be used by the applicant.

Mr. Haun advised he was unfamiliar with the pesticide referenced by Member Bull, but advised they would be consulting on any potential use of pesticides if and when an insect infestation was found; and any regulated applications would be approved by certified chemists. Mr. Haun advised that a member of their firm was certified for indoor application, and was seeking the next level of annual certification for outdoor application, similar to that done by the U of MN for their staff.

Chair Boguszewski closed the public hearing at 8:17 p.m.; no one spoke for or against

MOTION

Member Bull moved, seconded by Member Murphy to recommend to the City Council approval of the proposed outdoor agricultural research and development facilities as a CONDITIONAL USE on parcels identified as Ramsey County PIN 04-

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29-23-32-0014 and 04-29-23-32-0015, based on the information and analysis in the project report, and conditions outlined in that report dated November 4, 2015.

Mr. Paschke advised that those property identification numbers may change with the process being undertaken by the applicant, with an actual address or lot number and legal description provided at the time of recording documents with Ramsey County. Mr. Paschke clarified that the Conditional Use would be recorded to the legal description, which was as yet unavailable, since it was now a Metes and Bounds description or subject to another lot configuration. Mr. Paschke advised that this information would be addressed in the resolution before the City Council once it was better defined.

At the request of Member Bull, Mr. Paschke advised that if the Conditional Use was not utilized within a certain period of time, the City could revoke it through a formal process through the Planning Commission and City Council.

Member Cunningham stated that she remained nervous specific to the potential use of chemicals, an unknown at this time. However, Member Cunningham applauded the ingenuity of Calyxt; and for the record, offered her support of request even though she had reservations about potential chemical use.

Member Bull, noting the U of MN's research and management of bees, and his service on the Board of Directors for the Minnesota Bee Society in cooperation with them, he offered his assistance to Calyxt if they should have any desire to keep bees on their property and explore toxicity issues.

Chair Boguszewski opined, that given the applicant's willingness to assume the burden of remediation and all potential soil contaminants on this property, the City was lucky to have their interest.

Ayes: 5

Nays: 0

Abstentions: 1 (Stellmach)

Motion carried.

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was held on the 16th day of December 2015 at 4:00 p.m.

The following Members were present: _____;
and _____ were absent.

Council Member _____ introduced the following resolution and moved its adoption:

**RESOLUTION NO. _____
A RESOLUTION APPROVING AGRICULTURAL RESEARCH PLOTS AS A
CONDITIONAL USE (PF15-024)**

WHEREAS, Calyxt, Inc. has applied for approval of agricultural research plots as a conditional use in conjunction with Pik Terminal Company and Pikovsky Management, LLC, owners of the subject property; and

WHEREAS, the subject property is legally described as:

PIN: 04-29-23-32-14

Lots 1 to 4, inclusive, Block D, Twin View, Ramsey County, Minnesota.

And

PIN: 04-29-23-32 0015

Lots 5, 6, 7, 8, and 9, except the east 57 feet thereof, which lies north of the south 89.32 feet of said Lot 9, Block D, Twin View, Ramsey County, Minnesota.

Except therefrom the west 240 feet of the east 297 feet of said Lots 5 and 6, and except the west 240 feet of the east 297 feet of said Lot 7 lying north of the south 78.15 feet of said Lot 7.

WHEREAS, the Roseville Planning Commission held the public hearing regarding the conditional use on December 2, 2015, voting 6 – 0 to recommend approval of the request based on testimony offered at the public hearing as well as the information and findings provided with the staff report prepared for said public hearing; and

WHEREAS, the Roseville City Council has determined that approval of the proposed conditional use will not result in adverse impacts to the surrounding properties based on the following findings:

- a. The proposed use is not in conflict with the Comprehensive Plan. The Comprehensive Plan's general goals and policies for mixed-use areas promote redevelopment of brownfield sites as a means toward remediating soil

RCA Exhibit B

contamination and establishing high-quality employment uses as part of a “rich mix” of uses. The proposal to locate buildings in the southern portion of the site, adjacent to the intersection of Iona Lane and Mount Ridge Road, and to utilize berms and vegetation to more naturally screen the research plots would largely function as a wide buffer around Langton Lake Park and would advance the goals in the Comprehensive Plan related to minimizing impacts on parks and natural areas in the community.

A corporate headquarters office and Ag-Biotech research and development facility as proposed is consistent with the Comprehensive Land Use Plan’s specific goals for the Twin Lakes area of Planning District 10 as well, in that it will be high-quality, employment-oriented development.

The necessary remediation of contaminated soils will also advance the pertinent goals in the Environmental Protection chapter of the Comprehensive Plan.

- b. The proposed location of the research plots to the side and rear of the proposed office and greenhouse structures is not in conflict with a Regulating Map or other adopted plan, although full conformance with the Twin Lakes Regulating Plan will be required as the site plan and building design are further developed.
- c. Based on the proposed, conceptual site plan and operational description, the proposed research plots will not conflict with any City Code requirements, although the proposed development will need to meet all pertinent regulations, including those related to drainage, environmental impacts, site development, and so on, as the development details are finalized. Moreover, a conditional use approval can be rescinded if the approved use fails to comply with all applicable Code requirements or any conditions of the approval.
- d. The proposed use will not create an excessive burden on parks, streets, and other public facilities. While the proposed research plots are adjacent to Langton Lake Park, they will be well screened and park users are likely to experience them predominantly as something more akin to additional open space around the park than as an active commercial use. For this reason, the proposal will not intensify any practical impacts on parks, streets, or public infrastructure, particularly when compared to other permitted land uses that could be developed in this location, except for the possible wear if tractor-type implements are allowed to be driven on streets.
- e. Given that the proposed outdoor research and development plots are an extension of the permitted office and indoor research and development use of the site, the research plots themselves should not generate significant traffic. And because the agricultural-type activities are regulated by a variety of Federal and State agencies, the proposal will not be injurious to the surrounding neighborhood, will not negatively impact property values, and will not otherwise harm the public health, safety, and general welfare as long as applicable regulations are enforced and reasonable conditions are imposed to minimize such negative impacts.

RCA Exhibit B

74 NOW THEREFORE BE IT RESOLVED, by the Roseville City Council, to approve the
75 proposed agricultural research plots as a conditional use in accordance with Section §1009.03 of
76 the Roseville City Code, subject to the following conditions:

- 77 a. The research plots shall be located generally as illustrated in the concept plan
78 reviewed with this application (i.e., the proposed office, laboratory, and
79 greenhouse structures are situated in the southwestern corner of the property and
80 the research plots are located north and east of the structures), although approval
81 of the conditional use is not conferring approval of the overall site plan.
- 82 b. The outdoor research and development activities shall adhere to the
83 environmental regulations established in §1011.02 of the City Code.
- 84 c. All aspects of outdoor cultivation and research shall comply with all requirements
85 from pertinent regulating agencies, and industry best management practices
86 should be used whenever practicable.
- 87 d. Any exterior lights in or near the research plots shall adhere to zoning standards
88 for maximum light levels at property boundaries, even though such zoning
89 standards may focus on illumination of parking and pedestrian areas rather than
90 elsewhere on a site.
- 91 e. The applicant shall ensure runoff is not directly discharged to Langton Lake.
92 BMP's such as berms and buffers shall be utilized to prevent untreated water from
93 being discharged offsite.
- 94 f. Farm-type implements shall not be operated between 9:00 p.m. and 7:00 a.m., and
95 shall not be driven on public streets when being moved around the site.

96 The motion for the adoption of the foregoing resolution was duly seconded by Council
97 Member _____ and upon vote being taken thereon, the following voted in favor: _____;
98 and _____ voted against.

99 WHEREUPON said resolution was declared duly passed and adopted.

Resolution approving outdoor agricultural research plots as a conditional use at Pik terminal site (PF15-024)

STATE OF MINNESOTA)
) ss
COUNTY OF RAMSEY)

I, the undersigned, being the duly qualified City Manager of the City of Roseville, County of Ramsey, State of Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of said City Council held on the 16th day of December 2015 with the original thereof on file in my office.

WITNESS MY HAND officially as such Manager this 16th day of December 2015.

Patrick Trudgeon, City Manager