

**City of East Bethel
Special Work Meeting
City Council/Planning Commission Agenda
Date: June 21, 2023 at 6:30 p.m.**



**This City Council meeting may be monitored live via the following means:
Cable Channel 10, MidcoTV Channel 77, or the City of East Bethel YouTube channel
(www.youtube.com/channel/UC8_7ShcME-XG14pN5JrmBGg/live)**

Item

- 1.0 Call to Order East Bethel Planning Commission**
- 2.0 Call to Order East Bethel City Council**
- 3.0 Adopt Agenda**
- 4.0 Capstone Presentation – Proposed Concept Plan for the Redevelopment of the Viking Meadows Golf Course (p. 2-4)**
- 5.0 Adjourn East Bethel Planning Commission**
- 6.0 Adjourn East Bethel City Council**

**City of East Bethel
City Council & Planning Commission Special Work Meeting
Agenda Item Information**



Date: June 21, 2023

Agenda Item Number: Item 4.0

Agenda Item: Proposed Concept Plan for the Redevelopment of the Viking Meadows Golf Course

Background Information:

Viking Meadows is an 18-hole public golf course located at the southeastern section of the Hwy 65/Viking Blvd intersection quadrant (see Attachment 1). The course was opened in 1984 and has been on the market for several years. This site is 170 acres +/- and is zoned with a combination of Mixed Use, R-1 and Rural Residential districts.

Centra Homes approached the City in 2021 with an interest in purchasing this property for a residential development but did not exercise their final option of acquisition.

Capstone Homes, a developer of residential communities, with headquarters in Ramsey, MN has signed a purchase agreement for this property and is proposing a residential development of up to 400 units at this location. Staff has met with Capstone representatives and they intend on seeking approvals necessary for the development of this property. Their schedule proposes to begin site work in January or February of 2024. This would be a privately financed project and Capstone is requesting no TIF or any other form of assistance from the City.

Capstone has requested the special meeting to brief the planning commission and city council on the project in order to prepare and complete an official Concept Plan Application for approval at the June 27, 2023 Planning Commission Meeting and the July 11, 2023 City Council Meeting. Capstone's goal is to complete the site work and be able to commence housing construction by the summer of 2024.

Sketch plans, examples of local project in the north metro and an overview of their company will be provided at the special work meeting on June 21, 2023. Any information received from Capstone prior to the meeting will be forwarded as soon as it is received.

Attachment(s):

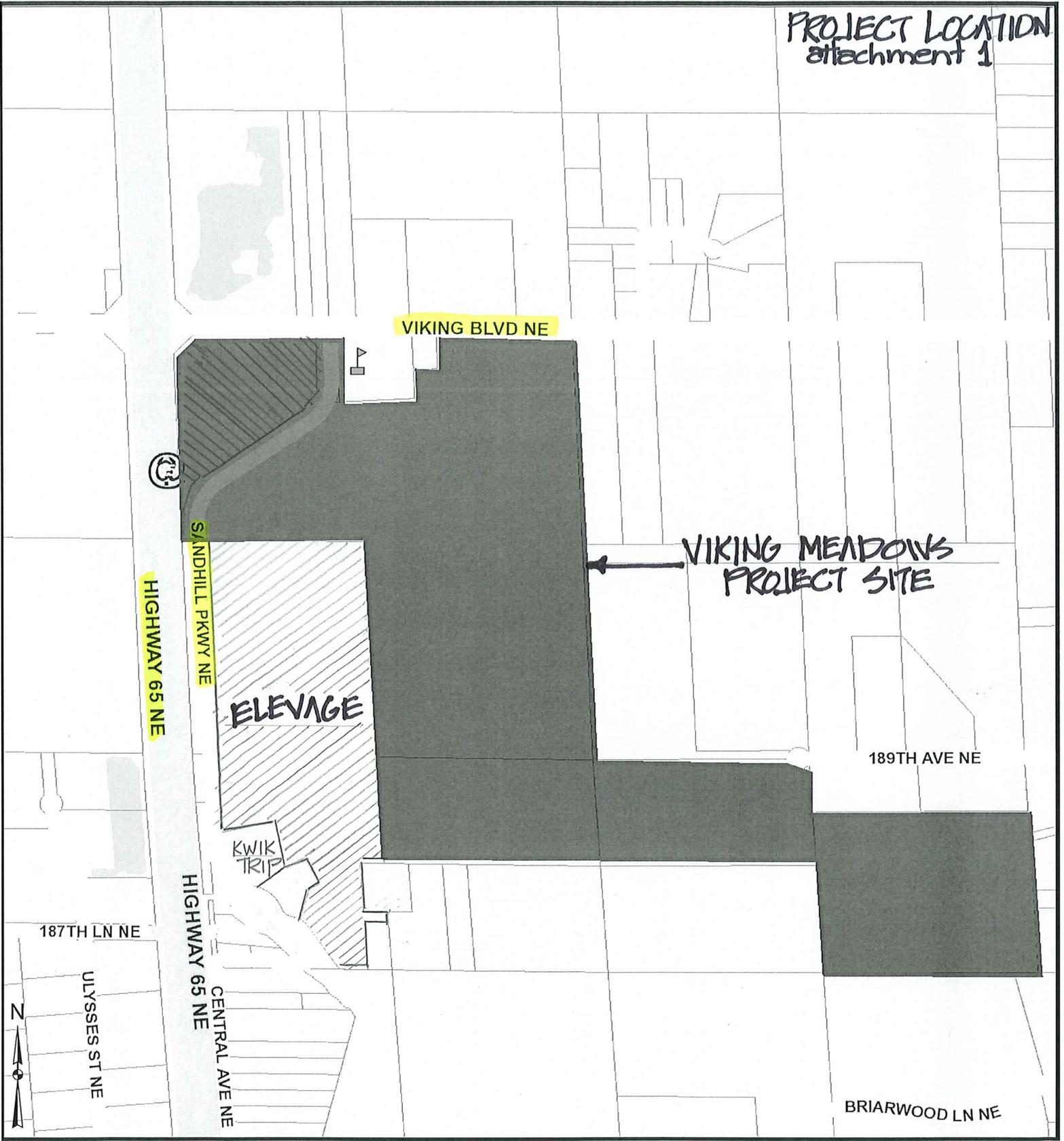
Attachment 1 – Site Location Map

Attachment 2 – Site Aerial Photo

Recommendation(s): Discussion and review item. Council and/or the Planning Commission may wish to comment on the draft concept plan proposal presented at this meeting.

Anoka County Parcel Viewer

PROJECT LOCATION
attachment 1



Parcel Information:

33-33-23-21-0002

EAST BETHEL

MN 55011

Plat:

Approx. Acres: 30.14

Commissioner: JULIE BRAASTAD

Owner Information:

VIKING MEADOWS INC

1788 VIKING BLVD

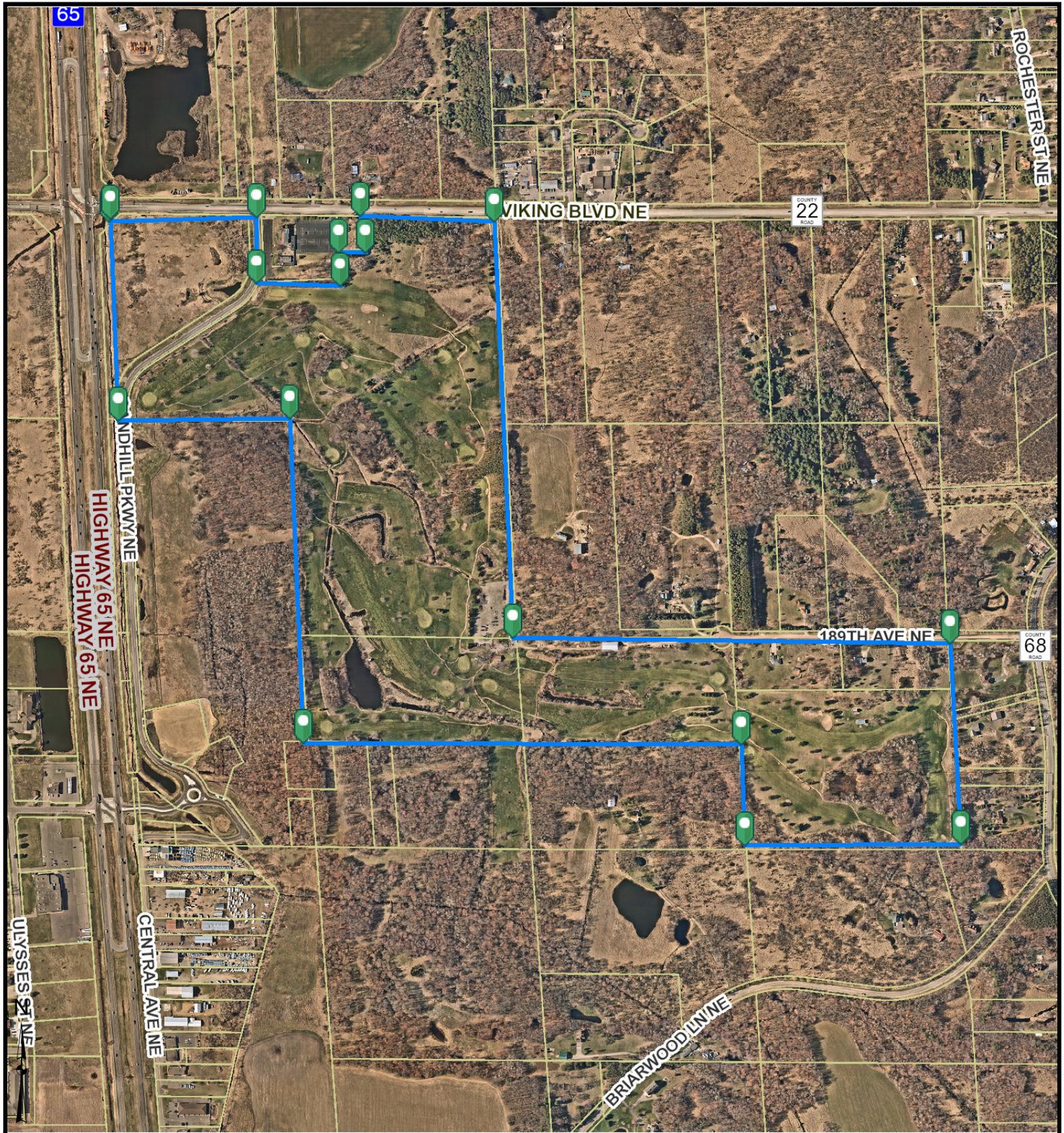
CEDAR

MN

55011

CC/PC Special Work Meeting Packet, page 3

Anoka County Parcel Viewer



Parcel Information:

02-33-23-41-0004
 22350 DURANT ST NE
 EAST BETHEL
 MN 55011

Approx. Acres: 9.48
 Commissioner: JULIE BRAASTAD

Owner Information:

GOLDEMAN ALAN G & KRISTINE M
 22350 DURANT ST NE
 CEDAR
 MN
 55011

Plat:

CC/PC Special Work Meeting Packet, page 4