CITY OF NORTH OAKS

2008 COMPREHENSIVE PLAN

CITY OF NORTH OAKS

2008 COMPREHENSIVE PLAN

April 19, 2010

Prepared by: McCombs Frank Roos Associates, Inc.

TABLE OF CONTENTS

CHAPTER	TITLE	PAGE
CHAPTER I -	COMMUNITY BACKGROUND	1
A.	MISSION STATEMENT	1
B.	COMPREHENSIVE PLAN PURPOSE	1
C.	BACKGROUND	3
D.	LOCATION	4
E.	DEVELOPMENT HISTORY	5
F.	CITIZEN INVOLVEMENT	9
G.	PHYSICAL FEATURES AND ENVIRONMENTAL RESOURCES	10
CHAPTER II -	LAND USE	15
A.	LAND USE - EXISTING	15
B.	LAND USE PLAN	19
C.	LAND USE - POLICIES	20
D.	HOUSING BACKGROUND	24
E.	HOUSING - EXISTING	25
F.	HOUSING - FUTURE	26
G.	HOUSING - STANDARDS	29
H.	HOUSING - POLICIES	30
I.	HOUSEHOLDS, POPULATION, AND EMPLOYMENT	30
J.	SOLAR ACCESS - BACKGROUND	32
K.	SOLAR ACCESS - POLICIES	33
L.	AIRPORTS	33
M.	AGGREGATE RESOURCES	34
N.	STORMWATER DRAINAGE	34
CHAPTER III -	PUBLIC FACILITIES	35
A.	PUBLIC FACILITIES - BACKGROUND	35
B.	TRANSPORTATION - EXISTING	36
C.	TRANSPORTATION - FUTURE	41
D.	TRANSPORTATION - POLICIES	41
E.	SANITARY SEWER - BACKGROUND	42
F.	SANITARY SEWER - EXISTING FACILITIES	42
G.	SANITARY SEWER - PROPOSED FACILITIES	45
I.	SANITARY SEWER - POLICIES	48
J.	WATER SYSTEMS - BACKGROUND	49
K.	WATER SYSTEMS - EXISTING AND PROPOSED FACILITIES	49
L.	WATER SYSTEM - POLICIES	50
M.	PARKS, RECREATION, AND OPEN SPACE PLAN - INTRODUCTION	50
N.	PARKS, RECREATION, AND OPEN SPACE - BACKGROUND	51

O. PARKS, RECREATION, OPEN SPACE - EXISTING 51
P. FUTURE PARKS, RECREATION, AND OPEN SPACE 60
Q. PARKS, RECREATION, AND OPEN SPACE - POLICIES 68
R. MUNICIPAL SERVICES - CITY GOVERNMENT 69
S. MUNICIPAL SERVICES - LAW ENFORCEMENT 70
T. MUNICIPAL SERVICE - FIRE PROTECTION 70
U. MUNICIPAL SERVICES - POLICIES 71
V. SOLID WASTE 71
W. ELECTRICITY, GAS, TELEPHONE AND CABLE TELEVISION 71
X. EDUCATIONAL SERVICES 72

CHAPTER IV - IMPLEMENTATION 73
A. INTRODUCTION 73
B. OFFICIAL CONTROLS 73
C. CITY FINANCES 73
D. CAPITAL IMPROVEMENTS PROGRAMMING 73

APPENDIX A. MAPS

APPENDIX B. FINDINGS & RECOMMENDATIONS OF I-35E CORRIDOR STUDY

APPENDIX C. EXISTING PARKLAND INVENTORY

APPENDIX A
2008 Comprehensive Plan Maps

Map	Title
1	Metropolitan Area Political Boundaries & Surrounding Municipalities
2	Home Owners' and Commercial Associations' Boundaries
3	Topographical Characteristics
4	Major Watershed Areas
5	VLAWMO & DNR Protected Wetlands
6	Soils
7	Existing Zoning
8	Existing Land Use
9	Existing Housing and Employment Distribution
10	2008 Land Use Plan
11A	Adjacent Land Uses: Shoreview
11B	Adjacent Land Uses: Vadnais Heights
11C	Adjacent Land Uses: White Bear Township
11D	Adjacent Land Uses: Lino Lakes
12	East Oaks Planned Unit Development
13	Thoroughfares and Street Classifications
14	Major Area Highways and Airports
15	Areas Served by Municipal Sewer
16	Existing Water Systems
17	School Districts & Voting Precincts

The following maps are only available for viewing at the North Oaks Home Owners' Association offices:

18	Existing Recreation & Open Space
19	Existing Trails & Roadside Paths
20	Future Trails & Roadside Paths

(this page intentionally blank)

COMMON TERMS USED IN THE COMPREHENSIVE PLAN

Acronym	Term	Description
CA	**Commercial Association**	Any association required by the City in connection with formal approval of a commercial development. Such association shall be established through a declaration or other similar agreement and shall assume responsibility for installation, construction, maintenance, operation, repair, inspection, and replacement of sewer segments, water systems, roads, parking, trees, drainage ponds, storm sewer connections, roadway and parking, lighting, drainage and utilities, signage, berms, etc. within the commercial area.
CLCHOA	**Charley Lake Condominium Home Owners' Association**	Incorporated in 1984. Developed as a Planned Residential Development on 20 acres of land. Nineteen townhouses have been constructed by the Acorn Development Company and the North Oaks Company as of January 1, 1994.
DHHOA	**Deer Hills Home Owners' Association**	Incorporated in 1977. Developed by Char-Mar Corporation as a Planned Residential Development. This area is completely developed with forty-four properties on 37 acres.
	East Oaks PDA	The Master Development Plan and Planned Unit Development Agreement for the East Oaks Project dated as of February 11, 1999, by and between the City of North Oaks and North Oaks Company including without limitations, all attachments, appendices and exhibits thereto and as the same may be amended by mutual agreement of the parties from time to time.
	East Oaks PUD Area(s)	The twelve development areas enumerated and depicted on Map 12: East Oaks Planned Unit Development Areas, the development of which is governed by the East Oaks PDA.
FAR	**Floor Area Ratio**	The ratio of total floor area to gross lot area, excluding two-thirds of any DNR and/or Vadnais Lake Area Water Management Organization (VLAWMO) designated wetland areas.

HOA	**Home Owners' Association**	Any association required by the City in connection with formal approval of a residential development or pursuant to City Ordinance (Subdivision Ordinance 93, codified as City Ordinance Section 152.054) or the terms of a PDA. Such association shall be established through a declaration or other similar agreement and shall assume responsibility for maintaining all roads and recreational facilities and grounds within its boundaries.
	Historic Preservation	A designation on the Land Use Plan Map specific to historical sites to be preserved within the City.
	Low Density	A designation on the Land Use Plan Map for single family development at a low or medium density depending upon the assigned zoning district.
LEHOA	**Lake Estates Home Owners Association**	LEHOA was developed by Kootenia Builders, disbanded in 1995, and is now a part of NOHOA.
	Limited Industrial	A designation on the Land Use Plan Map for defined types of industrial uses.
MCES	**Metropolitan Council Environmental Services**	Has jurisdiction over all central sanitary sewer facilities in the seven-county metropolitan area. The City is responsible for paying the MCES for sewer availability charges and users fees, which are collected from individual property owners who are connected to the sanitary sewer system.
	Medium Density	A designation on the Land Use Plan Map for medium density residential development focused on preservation and protection of the natural environment.
	Mixed Residential	A designation on the Land Use Plan Map for clustered life-cycle housing areas with the preservation of large open space areas.
	Mixed Use	A designation on the Land Use Plan Map for mixed housing and commercial uses.

MUSA	**Metropolitan Urban Service Area**	A Metropolitan Council defined area in which urban services are provided. Only land located within the MUSA can have central sewer service, although not all land within MUSA must have central sewer service.
	North Oaks Company	This term includes North Oaks Company, LLC, North Oaks Company, Inc. and North Oaks Farms, Inc.
NOHOA	**North Oaks Home Owners' Association**	Incorporated in 1950. As of January 1, 2007, there were approximately 1,707 households belonging to NOHOA. The North Oaks Company has been the primary developer of land in this area and more land is yet to be developed under the approved East Oaks PUD.
PHOA	**The Pines of North Oaks Homeowners' Association**	The Pines of North Oaks incorporated in 1999. The Pines was developed as a single-family neighborhood as part of the East Oaks PUD and has 99 units.
PDA	**Planned Development Agreement**	An agreement between the City of North Oaks and a developer of land within the City of North Oaks relating to any PUD.
PUD	**Planned Unit Development**	A PUD is an optional development procedure available in all land use districts. PUD's generally incorporate more than one housing type and may include commercial/service uses. It provides for and encourages flexibility of site planning standards (i.e., lot size, height, setbacks, and density). PUD's require a Planned Development Agreement. PUD's must be done in accordance with ecological and environmental considerations.
RFHOA	**Rapp Farm Home Owners Association**	Established in 2008, an association comprised of home owners residing in the Rapp Farm development. Rapp Farm is a single family home development being developed by North Oaks Company with 155 units planned and 7 homes completed as of January 1, 2009.
	Recreation/Open Space	A designation on the Land Use Plan Map for land devoted for recreational purposes.
RLS	**Registered Land Survey**	North Oaks has torrens property with registered land surveys. Each lot is one or more tracts within a given

		RLS (although a few of the older lots were split between two registered land surveys).
	Sub-associations	As association who is responsible for services to these areas above and beyond what the main Association (North Oaks Homeowners' Association or NOHOA) provides. The sub-associations include: The Pines of North Oaks Homeowners' Association, The Villas of Wilkinson Lake Homeowners' Association, Rapp Farm Homeowners Association, Charley Lake Condominium Home Owners' Association, and Summits of North Oaks Home Owners' Association.
SNOHOA	**Summits of North Oaks Home Owners Association**	Incorporated in 1996, the Summits of North Oaks is being developed by Smith Builders. It is a 40 unit townhome development on 33.34 acres. The site is planned medium density (MD) and zoned Residential Multiple Family Medium Density (RMM).
VWLHOA	**The Villas of Wilkinson Lake Home Owners' Association**	Established in 2006, an association comprised of home owners residing in the Villas of Wilkinson Lake development. The Villas of Wilkinson Lake is a detached townhome development being developed by North Oaks Company with 47 units planned and 7 homes completed as of January 1, 2009
VLAWMO	**Vadnais Lake Area Water Management Organization**	VLAWMO covers approximately 25 square miles in the northeast metropolitan area. The watershed encompasses the City of North Oaks and portions of the Cities of White Bear Lake, Gem Lake, Vadnais Heights, Lino Lakes, and White Bear Township.

Zoning Districts. The City has fourteen existing Zoning Districts:

RSL	Residential Single Family Low Density
RSM	Residential Single Family Medium Density
RMM	Residential Multiple Family Medium Density
RMH	Residential Multiple Family High Density
RCM	Residential Commercial Mixed
PRD	Planned Residential Development
PUD	Planned Unit Development
C	Commercial
CS	Commercial/Service
LI	Limited Industrial
HP	Historic Preservation
R	Recreation
OS	Open Space
	Shoreland

CHAPTER 1 - COMMUNITY BACKGROUND

CITY OF NORTH OAKS COMPREHENSIVE PLAN

CHAPTER I - COMMUNITY BACKGROUND

A. MISSION STATEMENT

North Oaks shall strive to preserve and maintain the city's status as a unique place to live. In concert with all established Home Owners' Associations, Commercial Associations, property owners, developers and citizens, the city shall continue to emphasize community and individual privacy with the protection and management of all natural resources.

B. COMPREHENSIVE PLAN PURPOSE

The local comprehensive plan is a public document that describes how a community wants to develop over a specified planning period. It is based on the long term goals and objectives of the community. A comprehensive plan also serves as the guide for the timing and location of future growth and the preparation of subdivision and zoning ordinances and related ordinances to implement the plan. Communities use public input and analysis of existing physical, economic, environmental and social conditions to develop a comprehensive plan.

Adoption of the Metropolitan Land Planning Act in 1976 put into law a requirement that every municipality and county within the seven-county metropolitan area prepare and submit a comprehensive plan to the Metropolitan Council. The Act requires each comprehensive plan to address the four areas described below.

- **Background** – this section of the plan delineates the community's vision and expectations. It includes the objectives, policies and forecasts that serve as the basis of the community's plans.
- **Land Use** – this section explains how the community has allocated and will allocate land use, how it will accommodate population growth, and how it protects special resources. Subsections in the land use section include development plans staged in 5-year increments; housing plans to discuss future housing types to accommodate regional needs; and a special resources section to identify resources within the boundaries of the jurisdiction identified for protection.
- **Public Facilities** – this section describes plans relating to transportation, water resources and parks. The transportation section must address the legal requirements for maintaining and developing roads, highways, transit, non-motor transportation and aviation; the water resources section addresses wastewater, water supply and surface water management; and The parks and open space section must identify and describe parks and trails facilities within the jurisdiction.

- **Implementation Program** – this section identifies how local official controls will ensure the continued viability of plans outlined in other sections of the comprehensive plan. This section also outlines the community's capital improvement program.

It is the purpose of this planning document to identify and establish policies and plans for guiding the physical, social and economic development of the entire community. The central focus of this purpose is to strive towards a community vision consistent with past development. The comprehensive plan is intended to help the efforts and actions of the following generalized groups in fulfilling the community vision.

City of North Oaks.
The City of North Oaks will continue to operate under the statutory authority granted to municipalities by the State of Minnesota. The City shall utilize this plan for the protection of public health, safety and general welfare. A continuous open forum and planning process shall be used for maintaining this document and consideration of changing public policy. Due to the importance of this plan, state law requires a public hearing and an affirmative vote of four members of the City Council to adopt and amend the Comprehensive Plan.

Home Owners' Associations (HOA) and Commercial Associations (CA).
Existing and future HOAs and CAs shall continue to have the responsibility for road maintenance, parks, recreation and open space maintenance and facilities for the community and its residents. This document shall serve as a conduit of City policy to all HOAs and CAs.

Development Philosophy.
This Comprehensive Plan is intended to carry out the vision of a rural designed community with characteristics focused on protection of the environment including the natural topography, woodlands, lakes, ponds and wetlands. To the benefit of all existing and future property owners in the City, this Plan will include a Land Use Plan Map. The map shall clearly show areas planned for large lot residential development with on-site sewage treatment; medium density single-family; mixed residential, mixed use, and commercial development areas to be served with central sewer service.

General Public and Other Interest.
While the growth of North Oaks is inevitable, it is clear that the planning and management of growth can have considerable impact on existing and future investments in the community. It is, therefore, the intent of this Plan to clearly indicate to existing property owners, the general public and all future private interests…

…the type and location of land use planning;

…the strong commitment to environmental protection; and

…the preservation and commitment to maintaining the existing character and privacy of the City.

Public Agencies.
The City of North Oaks recognizes the necessity to coordinate plans with other public agencies, such as the State of Minnesota, the Metropolitan Council, neighboring counties, water management organizations, school districts, and adjacent communities. Those agencies may use this comprehensive planning process as an open forum for commenting on and coordinating public policy established in the Plan.

C. BACKGROUND

The city of North Oaks recognized the need for the development of a comprehensive plan in 1970. As a result, Ordinance 56 (codified sections 151.075-151.083) was passed in November 1971 to establish a Planning Commission and require the development of a comprehensive plan. The subsequent comprehensive plan written by the Planning Commission was adopted by the City Council in December 1973.

In 1980, 1994 and 1999 the comprehensive plan was updated in accordance with the Metropolitan Land Planning Act as enacted by the Legislature of the State of Minnesota in 1976 as amended.

The following ordinances have been enacted by the City Council to implement the comprehensive plan and to fulfill other obligations and needs of the City.

- Subdivision Ordinance 93 (codified as Chapter 152) adopted February 11, 1999, as amended.
- Zoning Ordinance 94 (codified as Chapter 151) adopted February 11, 1999, as amended.
- Tree Disease Ordinance 67 (codified sections 93.30-93.39) adopted April 14, 1977, as amended, which provides for the control and prevention of shade tree diseases in North Oaks.
- A Shoreland Ordinance was adopted as Ordinance 84 (codified as Chapter 153) March 9, 1995, as amended.
- Subsurface Sewage Treatment Systems Ordinance 96 (codified as Chapter 50) adopted July 8, 1999, as amended, which adopts, by reference, Minnesota Rules Chapters 7080-7083 for on-site systems. In addition, some stricter requirements are included in the ordinance.
- Building Code Ordinance 95 (codified as Chapter 155) adopted May 13, 1999, as amended, which adopts, by reference, the State Building Code.
- Erosion and Sediment Control Ordinance 75 (codified as Chapter 154) adopted May 12, 1988, which responds, by reference, to the Metropolitan Surface Water Management Act, the Vadnais Lake Area Watershed Management Plan, the Ramsey County Erosion and Sediment Control Handbook, and the North Oaks Water Management Plan.
- Swimming Pools and Spas Ordinance 76 (codified sections 150.055-150.062) adopted May 23, 1989, which regulates the construction and maintenance of pools and spas.

The organization of North Oaks is unique not only to the St. Paul-Minneapolis Metropolitan area, but also nationally. The area was designed primarily by a single developer to serve a need for large residential lots in a rural, natural, and private environment. Because of its many environmental assets and the presence of a lake system used as part of the city of St. Paul water supply system, it was felt that the area should be developed in primarily low density residential use.

Due to the method of development and the unique governing structure, North Oaks is not easily compared to other communities. Studies comparing financial and economic data are difficult due to the rural level of services found in North Oaks and the fact that the responsibilities usually assumed by local governments are shared by the city government and home owners' associations. The division of governing responsibilities and the extensive use of volunteers within North Oaks allow the community to provide necessary and desired services at a reasonable cost to the residents.

This plan will provide the background of development of North Oaks, its role in the region, and the objectives, policies, standards and programs to guide future development. This plan is anticipated to be dynamic and is intended to be revised as community needs and desires may change over the course of time. Although general development policies have remained unchanged since the adoption of the 1973 Comprehensive Plan, local requirements and desired community changes have indicated a need for periodic revision of various details of the plan.

D. LOCATION

The city of North Oaks is located in northern Ramsey County, one of the seven counties in the greater St. Paul-Minneapolis Metropolitan area (see Appendix A, Map 1 - Metropolitan Area Political Boundaries and Surrounding Municipalities). The municipality is considered a "third ring suburb" in relation to development outward from the central city of St. Paul. Within the metropolitan area, the city is classified by the Metropolitan Council as partially "Rural Residential" and partially "Developed."

North Oaks generally lies within boundaries formed by County Highway 96 and the Soo Line Railroad tracks on the south; County Highway 49, also known as Hodgson Road, on the west; Turtle Lake Road and County Road J on the north; and Centerville Road (also a county road) on the east (see Appendix A, Map 13 – Thoroughfares and Street Classifications).

To the south lies the city of Vadnais Heights; to the north the city of Lino Lakes in Anoka County; to the west the city of Shoreview and to the east the township of White Bear and the city of White Bear Lake. White Bear Township has a small section northwest of North Oaks that is isolated from the main area of its jurisdiction east of North Oaks. Most of the land of the adjacent municipalities that is contiguous to North Oaks is being developed as residential with a few small neighborhood commercial facilities. Shoreview does anticipate redevelopment of some existing residential properties west of Hodgson Road and north of Turtle Lake Road. In White Bear Township along Centerville Road, some areas are zoned and being developed as light industry.

E. DEVELOPMENT HISTORY

In 1949, the Hill family embarked on the major project of developing the North Oaks Farm into a residential community. The farm was purchased in 1883 by James J. Hill from Charles D. Gilfillan, who had purchased 3,000 acres north of St. Paul in order to control and protect the future water supply of St. Paul. Before selling the land, Mr. Gilfillan gave the St. Paul Water Company the right to control the water in the lakes and the right to enter any of the lands to construct and maintain conduits. Mr. Hill developed the North Oaks land into one of the nation's leading agricultural experimental farms. His son, Louis W. Hill Sr., and three siblings preserved it in its natural unspoiled state until his death in 1948. North Oaks Company was formed by Louis W. Hill Jr. to plan and carry out the residential community development. Hare and Hare of Kansas City, nationally recognized landscape architects and planners, were retained until 1988 to advise the Company.

The development concept envisioned by the North Oaks Company in 1950 was to plan a residential community with sufficient commercial areas to serve the needs of area residents. Major emphasis has always been placed on the retention of the environment including the natural topography, woodlands, ponds and wetlands; prevention of pollution to the environment; and retention of ground water recharge areas. Development started in the south central part of the city with the creation of an 18-hole golf course and the restoration of Gilfillan Lake. Large lots were created with planned building sites that preserved existing topography and drainage patterns. Lots and roads were laid out according to the contours of the land.

All services were originally planned at a rural level. These included individual wells and sewage treatment systems, dirt roads, and electric power. All roads are currently blacktopped and natural gas is now available. Individual wells and sanitary sewer systems will continue with city ordinances setting strict standards for installation, inspection, and maintenance. Recent and future development may include central sewer and water systems in limited areas. Other urban amenities (such as street lighting, curbs and sidewalks) are purposefully nonexistent. There are about 44 miles of non-motorized trails available for resident use. Natural drainage patterns have been preserved eliminating the need for storm sewers except in the southwest area of the city.

Lot development is planned and staged so that new subdivisions are not opened until most of the lots in the adjacent subdivision are sold to developers or individual lot owners. By utilizing this process, it is not necessary to extend roads or utility services until there is a financial base available to support the services.

Since local municipal government was not in existence in the area in 1950, orderly development was assured by the use of restrictive covenants on all parcels of land. The first area of development was covered by a warranty deed containing restrictive covenants referred to as the "Countryman Deed." As development progresses additional land areas are covered by declarations containing restrictive covenants similar to those that were found in the original "Countryman" Deeds (see Appendix A, Map 2 - Home Owners' and Commercial Associations' Boundaries).

Restrictive covenants are a part of all Deeds and Declarations on land developed since 1950, except for 15 homes as shown on Map 9. The following is a summary of some restrictive covenants (on file with the City) that may or may not be attached to each property in the North Oaks Home Owners' Association:

Description

- Defines and limits the areas covered by restrictive covenants to single family residences, parks and recreational areas, fire houses, police buildings, schools, and churches. Prohibits subdivision of lots by individual owners without permission of the North Oaks Company.
- Provides for an Architectural Supervisory Committee. Defines responsibility and operating procedure of the Committee.
- Prohibits certain land and building uses. Defines and prohibits stated nuisances.
- Prohibits connection of roads or driveways to public highways except with permission of North Oaks Company.
- Provides for roads, paths, parks, and public facilities to be set aside by the North Oaks Company for use of all residents.
- Allows for regrading of roads by the North Oaks Company.
- Prohibits hunting and fishing except in accordance with rules established by North Oaks Company.
- Provides that water levels may be raised or lowered by the North Oaks Company except when contrary to orders of the Board of Water Commissioners of the City of St. Paul.
- Allows North Oaks Company to make and enforce reasonable rules for fishing (where authorized by law), boating, and other use of waters.
- Prohibits drainage of sewage into lakes, ponds, etc.
- Provides for utility easements to be granted by the North Oaks Company.
- Provides for a method of assessment of lot owners for police, fire, road maintenance, and maintenance and operations of community land and property.
- Defines the legal powers of the Architectural Supervisory Committee.
- States that all conditions and restrictions run with the land. Allows the assignment of any rights, power, privilege or authority given in the deed to the North Oaks Company to the Home Owners' Association or to the Architectural Supervisory Committee.
- States that the restrictive covenants shall be binding on all property for 30 years at which time they may be renewed in whole or in part for 10 year periods by a 51% vote of the total of the assessed valuation of property within the area. [Note: By reason of change in state law and subsequent court proceedings, this paragraph is no longer applicable.]

Item 16 of the covenants refers to the North Oaks Home Owners' Association, which was incorporated in 1950, with by-laws filed at the same time as the first covenants were placed on the property. The North Oaks Home Owners' Association has the responsibility for road maintenance and the ownership and maintenance of recreation lands and facilities. Each lot owner's land extends to the center of a road easement (see Item 7) with an easement for road use granted to all land owners covered by the warranty deeds; thus, all roads within North Oaks are private. The cost of maintenance is the responsibility of the North Oaks Home Owners' Association after the road is constructed with a black top surface by the developer.

An Architectural Supervisory Committee provided for in Item 2 and also referred to in Item 16 reviews all building plans with particular emphasis on site planning prior to the building permit application.

Since the North Oaks Home Owners' Association (NOHOA) was incorporated in 1950, approximately 1,673 housing units over 3,000 acres have been created by the North Oaks Company for residential use. Each lot is subject to restrictive covenants and every owner automatically becomes a member of the North Oaks Home Owners' Association. Beginning in 1977, some developments also established their own home-owners associations that operate independently but still belonged as members to NOHOA. Through this arrangement, the independent associations can be more restrictive than NOHOA, but are prohibited from absolving themselves of responsibilities to the parent association. A complete list of such homeowners associations is as follows:

1. Deer Hills Home Owners' Association (DHHOA, 1977)
2. Charley Lake Condominium Home Owners' Association (CLCHOA, 1984)
3. Lake Estates Home Owners' Association (LEHOA, 1989)
4. The Summits of North Oaks Home Owners' Association (SHOA, 1996)
5. The Pines Home Owners' Association (PHOA, 1999)
6. Rapp Farm Home Owners' Association (RFHOA, 2008)
7. The Villas of Wilkinson Lake Home Owners' Association (VWLHOA, 2006)

Additional new home owners associations may be formed for future developments, but like those above, they will all be members of NOHOA. HOA boundaries include open water, wetlands, and active and passive recreation areas.

All home owners' associations have warranty deeds with restrictive covenants similar to NOHOA's. NOHOA, DHHOA, and PHOA each has its own architectural supervisory committee. (Copies of the restrictive covenants for all the home owners' associations are on file in the city office.)

In 1956, the city was incorporated to assure that North Oaks would not be divided between adjacent areas which were also incorporating. The incorporation included an area larger than the original

development covered by the covenants in order to take advantage of the natural boundaries formed by roads and topography. With the creation of the city came the rights and responsibilities of a Minnesota municipality as granted by the State Legislature. The result is that some functions performed by the city overlap some areas of responsibility defined in the restrictive covenants. There has been a mutual understanding that the municipal government would function in those areas in which its powers could give greater or additional benefits to the community. Fifteen residential properties exist outside of home owners' associations' boundaries and are subject only to municipal laws.

Both police and fire protection (Item 14) are now the sole responsibility of the municipal government. Overlapping areas of responsibility between the city government and home owners' associations are found in zoning, subdivision, nuisance and sanitary areas (Items 1, 3, 4, 7, 8, 12, and 13). However, the city ordinances reflect the concepts expressed in the covenants.

With the development of the Village Center commercial area in the southwest corner of North Oaks, the city required the establishment of commercial associations with covenants and restrictions similar in some aspects to those of the home owners' associations, but unique as would be expected of a commercial operation. For instance, the Easement Agreement and Declaration for North Oaks Village Center (which is on file in the city office) provides for a non-exclusive perpetual easement for the purpose of installation, construction, maintenance, operation, repair, inspection, and replacement of the sewer segment located in whole or in part in the Village Center. In this same document, there are other easement rights for administration or maintenance of the roads, parking, trees, drainage ponds, storm sewer connections, roadway and parking lighting, drainage and utilities, signage, berms, etc., within the Village Center area. A commercial association was also established for the Presbyterian Homes of North Oaks (referred to as Waverly Gardens) development in the northeast corner of the city.

The municipal government serves all residents of the city and is not limited to those whose land has been acquired with restrictive covenants (there are 15 residences, two schools, three religious institutions, the NOHOA Maintenance Center, a child care center, and the Lake Johanna Volunteer Fire Department that are not located within the boundaries of home owners' or commercial associations).

Thus the city of North Oaks has three additional entities that have responsibilities usually found exclusively with local government:

- All homes within the boundaries of HOAs have restrictive covenants of some type. (see Appendix A, Map 2 - Home Owners' and Commercial Associations' Boundaries).

- The commercial associations have complete responsibility for road maintenance (but not traffic safety and regulatory signs) and for ownership and maintenance of sewer segments and other facilities and common areas within their jurisdiction (see Appendix A, Map 2 - Home Owners' and Commercial Associations' Boundaries).

- The land developer has certain responsibilities in the areas covered by the restrictive covenants. Some of these responsibilities have been transferred to the home owners' associations or commercial associations, and some have been assumed by the local government.

The large lots, retention of natural topography and resources, and the rural-service-level development concept have resulted in an economically sound community. Only those services which the residents cannot supply for themselves or which private enterprise cannot provide for the resident are financed by the governing bodies. It is the policy of the governing bodies to contract for necessary services as needed rather than maintain a staff of employees.

No two communities are alike by virtue of their particular location, topography and relationship to an area. Each community must develop, use and care for its assets. The city of North Oaks has used its natural resources to provide a unique living environment that is an asset to the region. Ordinances contain standards and regulations which protect these assets, primarily environmental, but allow flexibility in meeting the ordinance standards.

F. CITIZEN INVOLVEMENT

The city of North Oaks has been fortunate in having residents who are dedicated to the well-being of their community. The five City Council members serve with nominal salaries. Each member has responsibility for one or more functions of the city: police, fire, finance, and liaison with Planning Commissioners, home owners' associations, cable T. V. and other government agencies. The seven member Planning Commission also serves with nominal salaries. The Commission reviews subdivision plats and other applications related to development activities, is responsible for other work as specified in state law and local ordinances, and prepares and updates the comprehensive plan and implementing ordinances.

Members of the Boards of Directors of each of the home owners' associations serve without pay. Board members have responsibility for each association's organization, finances, roads, recreational facilities and programs, architectural review, and new resident orientation.

Resident volunteers plan, coordinate, and carry out recreation programs for all ages including swimming, sailing, tennis, baseball, football, soccer, hockey and cross country skiing. A variety of groups with diversified interests have been formed through the efforts of local residents.

Most of these recreation programs and interest groups have found a way to be self-supporting, although in some cases, the financing or provision of facilities has been undertaken in whole or in part by the home owners' associations.
As problems or needs are perceived by the residents or the governing bodies, committees have formed to study and recommend possible courses of action. Examples include:

- Long range active and passive recreational land needs which resulted in the identification of the present recreation/scenic land included in the 1973 Comprehensive Plan and Zoning Ordinance 86 (codified as Chapter 151).
- Recreation building needs which resulted in the building of two community recreation buildings.
- The planning and carrying out the landscaping of recreation areas.

The city government, Planning Commission, home owners' associations, committees, and groups are supported with the professional services of consultants on a contract basis as needed.

Self-help is also the mode of operation for services such as maintaining road easements free of litter and overhanging shrubs; diseased tree removal upon notice; and solid waste removal (yard waste or other items beyond normal household trash and recycling). Residents do these on their own rather than demand government services.

Local issues are thoroughly debated and resolved in a positive manner. The involvement of citizens in a town-hall type of setting not only reduces financial costs, but more importantly provides leadership as well as strengthening and unifying the community. Citizen participation is a way of life in North Oaks and plays an important role in the development concept.

G. PHYSICAL FEATURES AND ENVIRONMENTAL RESOURCES

Every attempt has been and continues to be made to preserve the existing physical and environmental characteristics that have made North Oaks unique in its abundance of natural resources. To help retain these natural resources, the warranty deeds for the transfer of individual properties from the North Oaks Company to subsequent owners contain restrictive easements. While all individual warranty deeds contain road easements enabling other residents to travel on each section of the private roads, many individual warranty deeds contain other easements relating to the preservation of natural resources (such as arboreal, vista, berm, planting, slope protection, drainage and ponds). There are also 10 to 30 foot-wide trail easements in favor of all residents for pedestrian and bicycling purposes as well as restricted roadway easements in favor of maintenance and emergency vehicles. All these easements on individual properties are in favor of the North Oaks Company, Inc. and its successors or assigns, to order, to monitor, build, maintain, repair, or do whatever else is appropriate to preserve or enhance the natural resources or provide for other specified purposes. Over the years, the North Oaks Company has been assigning these easement rights to the home owners' associations or to the city government as applicable.

In 1991, the City Council approved a Natural Resources Preservation Plan. The purpose of this plan was to deal with natural resources activities in an interrelated and coordinated, rather than piecemeal, manner. Following preparation of the plan, the City undertook an environmental assessment of the land in North Oaks with help from the Department of Natural Resources (DNR) and other service providers. This assessment determined the biological and cultural carrying

capacity of the land through extensive field work and a series of public information meetings. Since that time, environmental task forces have met to discuss specific environmental issues, but no further planning or studies have been completed.

The city consists of approximately 5,739 acres of rolling land, woods, open meadows, lakes, and wetlands. The northeastern portion of the city is identified by the Met Council as a Regional Natural Resource Area, and topography in the city varies from 893 feet to over 1000 feet above sea level (see Appendix A, Map 3 - Topographical Characteristics). Information about other specific physical and environmental characteristics of North Oaks is listed in the remainder of this chapter

Wetlands, Lakes, and Waterways.

The extensive acreage's covered by wetlands, lakes, and waterways in North Oaks falls under the jurisdiction of several different agencies: the U.S. Army Corps of Engineers, the Minnesota Department of Natural Resources, the Board of Water and Soil Resources, the Ramsey Soil and Water Conservation District, the St. Paul water utility (St. Paul Regional Water Services), the Vadnais Lake Area Water Management Organization and the Planning Commission and City Council. The roles played by each of these agencies is described where applicable in the remainder of this section.

Lakes and Ponds.

Based on an analysis of Ramsey County and DNR Geographic Information Systems (GIS) data, there are approximately 1005 acres of open water in lakes and ponds as follows:

Water Body:	DNR ID:	Acreage:
Pleasant Lake	62004600	611.32
Lake Gilfillan	62002700	107.97
Deep Lake	62001800	86.0
Charley Lake	62006200	38.65
Wilkinson Lake	62004300	96.97
Black Lake	62001900	28.46
North Mallard Pond	62002000	16.71
South Mallard Pond	62002000	7.15
Teal Pond (north)	62002601	12.66
Teal Pond (middle)	62002602	
Teal Pond (south)	62002603	

All of these lakes and ponds are subject to standards contained in Zoning Ordinance 94 (codified section 151.063) and the Shoreland Ordinance 84 (codified as Chapter 153).
Motorized vehicles and fishing are prohibited on all lakes and ponds by Items 9 and 11 of the warranty deeds as well as by Minnesota Department of Natural Resources and St. Paul Water Utility regulations.

The St. Paul water utility (St. Paul Regional Water Services) has water rights on Wilkinson, Deep, Pleasant and Charley Lakes. Water from the Mississippi River is taken in at Fridley and pumped via

two underground conduits into Charley Lake where it then flows by open canal to Pleasant Lake. Although only used as a reserve water source, water from the Rice Creek chain of lakes can be pumped via conduits into Deep Lake with an open canal transporting water from Deep Lake to Pleasant Lake. From Pleasant Lake water is pumped south though underground conduits to Sucker Creek and by open canals and lakes to the water treatment plant. Wilkinson Lake, as part of the St. Paul Water system, is connected to Deep Lake by open canal and serves as a reservoir for the system. In 1994, a flow control structure and fish barrier were constructed on the canal between Wilkinson Lake and Deep Lake. The St. Paul water utility controls the minimum and maximum water levels on Pleasant Lake.

Lake Gilfillan was restored to its original configuration in 1949 and interconnected with culverts and open channels to Teal and North and South Mallard Ponds. Water quality in Lake Gilfillan is monitored on an ad hoc basis by local residents. Teal and Mallard Ponds have had periodic treatment to control weed growth financed by adjoining residents. Lot owners on these bodies of water plan and finance water quality management programs as needed.

Wetlands.

Minnesota DNR protected wetlands are shown on Map 5 in Appendix A. In addition to these wetlands, there are numerous other existing wetlands protected by the U. S. Army Corps of Engineers, VLAWMO, and other agencies. According to the wetland inventory prepared by the Ramsey Soil and Water Conservation District, North Oaks is divided into nine major watershed areas (see Appendix A, Map 4 - Major Watershed Areas). Four of these are landlocked, representing roughly thirty percent of the area within the city. The remaining five watersheds drain to the major lakes in the city.

Runoff enters North Oaks from portions of White Bear Township, Lino Lakes, Vadnais Heights, and Shoreview. The only drainage from North Oaks is via St. Paul Water Utility conduits from Pleasant Lake into Sucker Lake in Vadnais Heights.

There are approximately 190 wetlands in North Oaks. Of these, there are 47 wetlands over 2.5 acres in size. Data sheets for each of these larger wetlands are included in the report on wetlands prepared by the Ramsey Soil and Water Conservation District. The report is available at the City of North Oaks' office or through the District. A rapid functional assessment inventory of most of these basins was done in 1997 and is available at the VLAWMO office.

Most of the large wetland areas within the developed areas are preserved as permanent open space and designated as "Recreational" on the Zoning Map (see Appendix A, Map 7 - Existing Zoning). Wetlands are protected at the time of subdivision and also in the Zoning Ordinance [Subdivision Ordinance 93 (codified as Chapter 152); Zoning Ordinance 94 (codified as Chapter 151); and Shoreland Ordinance 84 (codified as Chapter 153)]. Existing wetlands within the East Oaks PUD may be mitigated per state regulations elsewhere within the PUD. With the retention of wetlands and natural drainage ways, natural water recharge capacity is retained.

Trees.
Trees cover about one-half of the municipality with various species of oaks accounting for approximately 85% of the woodland cover. Oak wilt, a fungus infection which primarily attacks red oaks but may also infect other types is present in North Oaks. Dutch elm disease is also present and monitored. Other tree diseases on the horizon include Gypsy Moth and Emerald Ash Borer which are causing significant tree mortality in neighboring states and will eventually make their way into North Oaks. Continued vigilance on the part of the forestry program will be required to minimize the negative impacts of these tree diseases.

A tree disease control program was pioneered by the city under the direction of a plant pathologist from the University of Minnesota from 1960 to 1978. Since 1978, the city has contracted with a professional forester for this service. To illustrate the effectiveness of the program, consider that in 1978, the City lost 780 Oak Trees to oak wilt disease whereas in 1997, only 105 trees were lost to infection. Since 1997, the rate of tree loss has remained relatively constant at between 100 and 200 trees per year which is consistent with what can be expected as a result of good management practices.

Woodland areas are a vital part of the North Oaks environment and city policy places an emphasis on the preservation of trees. Both Subdivision Ordinance 93 (codified as Chapter 152) and Zoning Ordinance 94 (codified as Chapter 151) contain provisions which stress the importance of avoiding or minimizing impacts to existing stands of trees. Forestry recommendations are provided to developers and builders before large scale projects begin to encourage tree preservation and best management practices. On a smaller scale, residents can also request a forester site visit if they are concerned about damaging trees during the construction process. Additionally, there are arboreal, shore land, slope, and vista easements on many properties that prohibit trimming or cutting trees without appropriate permission from local authorities.

Flora.
There are many varieties of native plants in North Oaks, and every attempt is made to preserve these plants where possible. As an example, a very rare moss is growing on the southern slope of Deep Lake, and the residents living in this area have restrictive covenants attached to their properties that prohibit any landscaping, planting, or trimming on this steep wooded bank. Significant conservation easements are also present in the community to protect large swaths of natural vegetation and habitat.

Just as the City must strive to protect its valuable natural flora, it too must be cognizant of the impacts that can be created by invasive species. Some, such as Buckthorn, are recognized as already being present. The City is committed to being a role model in the control and removal of Buckthorn, and will emphasis its removal within parks, recreation open spaces, and wetlands. The City will also actively work to control or eliminate invasive species outbreaks by following the guidelines established in the Ramsey County Plan on Invasive Species.

Fauna.
The Minnesota Department of Natural Resources uses Pleasant Lake as a fish preserve. The many ponds and wetlands are home for a large variety of birds, waterfowl, deer, and many small animals.

Soil Types.
Appendix A includes maps depicting soil types (map 6) and the topography of the land (map 3) to illustrate the City's geological characteristics. Experience has shown that a variety of soils exist in the presently developed area, with some pockets of both heavy and light soils prevalent on individual lots. The character of the soils to the west of Pleasant Lake tends to be lighter. There has been little problem to date in finding suitable soil conditions on each lot for building sites and private sewage treatment systems.

Slopes.
Slopes are taken into consideration at the time of subdivision to be certain that each lot has a suitable building site without materially changing existing contours. (See Subdivision Ordinance 93, codified as section 152.051; Zoning Ordinance 94, codified as section 151.027; and Shoreland Ordinance 84, codified as section 153.052) Additionally, specific properties have slope protection easements that prohibit building, landscaping, planting, or trimming, or undertaking any activity that would destroy, interfere with, or alter the character of the described section of property. Further, appropriate authorities are authorized to perform whatever work might be necessary to preserve, protect, and enhance the described property's natural state.

Drainage.
Drainage problems are minimal. Lots are laid out and housing sites located respecting natural drainage patterns. City ordinances require a 30-foot setback from road easements or other lot lines for all buildings and structures, except in Planned Residential Districts (PRD's) and Planned Unit Developments. In PRD's, there has been 15-foot setback from any adjoining lot line within the PRD area, and a 30-foot setback from the perimeter lot line of the PRD or the edge of any road easement [see Subdivision Ordinance 93 (codified as Chapter 152); Zoning Ordinance 94 (codified as Chapter 151); and Erosion & Sediment Control Ordinance 75 (codified as Chapter 153)]. Easements on specific properties authorize access to natural or man-made drainage areas for maintenance or improvements.

CHAPTER 2 – LAND USE

CHAPTER II - LAND USE

A. *LAND USE - EXISTING*

(See Table 1 and Map 8)

Residential Land Areas Within Home Owners' Associations' Boundaries

Detached-Dwellings Residential Areas.
Each lot within the boundaries of the North Oaks Home Owners' Association may have—by ordinance and restrictive covenants—one single family residence with accessory buildings [see Zoning Ordinance 94 (codified as Chapter 151) for information on lot density and building use standards]. Within the RSL - Residential Single Family Low Density (minimum lot size 1.25 acres and average lot sizes 1.45 acres) and RSM - Residential Single Family Medium Density (minimum lot size 1.0 acres and average lot sizes 1.1 acres) districts, all buildings and structures must have a setback of at least 30 feet from all lot lines and road easements. Planned Residential Developments (PRDs)—which include provisions for retention of natural wetlands and drainage ways, trails, active recreation area, and central sewers—have 15-foot setback requirements from any adjoining lot line within the PRD and 30-foot setback requirements from the perimeter lot line of the PRD or the edge of any road. The East Oaks PDA and approved projects therein allow for variable setbacks from any adjoining lot line, perimeter lot lines and the edge of any road." As of January 1, 2007, there were approximately 1,673 single family households in the City of North Oaks.

Attached-Dwellings Residential Areas.
The Charley Lake Condominium Home Owners' Association is a PRD with 19 attached, side-by-side units. These units are required to have a 30-foot setback from the perimeter of the PRD area. The Summits of North Oaks Home Owners' Association is also an attached housing development with 40 units.

Nonconforming Uses.

- Nonconforming uses that existed prior to the passage of the Zoning Ordinance in 1961 may continue to function at the size and manner existing as of the date of the Zoning Ordinance passage, but they are subject to the provisions of nonconforming uses [see Zoning Ordinance 94 (codified as Chapter 151)]. The one nonconforming uses within NOHOA boundaries is the gate house at 1 Pleasant Lake Road.

Conditional Uses in Residential Areas in HOA Areas
The North Oaks Golf Club, at 54 East Oaks Road, operates a club house and a golf course on 167 acres in the south of the city. The St. Paul water utility (St. Paul Regional Water Services) has built small buildings at the south end of Pleasant Lake to house its pumping equipment, and the Charley Lake maintenance/office building are also conditional uses.

Historical Preservation.
There are two sites of historical significance within North Oaks. The first is the James J. Hill North Oaks Farm on the southwest side of Pleasant Lake; the second is Mary Hill Park on the north side of Pleasant Lake (originally the cemetery for James J. & Mary Hill).

Residential Land Areas Outside Home Owners' Associations' Boundaries

Residential Areas.
All plats not in a home owners' association area are still subject to Zoning Ordinance 94 (codified as Chapter 151) provisions. Some of the residences were built prior to the 1965 Zoning Ordinance 27 which set lot size standards. The 15 residences located on lots not included within the boundaries of home owners' associations are shown in Appendix A on Map 9 – 2007 Estimated Housing Distribution.

East Oaks Planned Unit Development Area.
The East Oaks Planned Unit Development Area is shown on the attached Map 12 (Appendix A, Map 12 – East Oaks Planned Unit Development Area). The East Oaks PDA established the development pattern for most of the remaining undeveloped land in the City of North Oaks in compliance with the 1998 Comprehensive Plan. Approximately 400 acres of land remain to be developed in the East Oaks Planned Unit Development Area within 8 separate remaining neighborhoods. An additional 886 acres is protected by conservation easements in light of its status as a recognized Regional Natural Resource Area. Development of the East Oaks area will occur as stipulated by the approved East Oaks Planned Unit Development (PUD) and the associated Planned Development Agreement (PDA) narrative. The PUD was approved by the City to achieve the following goals:

- Greater creativity and flexibility in environmental design to ensure protection of sensitive environmental features deemed critical by the City;
- The preservation and enhancement of desirable site characteristics and significant wildlife habitat;
- The creative and efficient use of land; and
- Development in harmony with the City's objectives for land use, overall residential density, environmental protection, habitat conservation, active and passive recreation, and diversity of residential and commercial opportunities to meet the changing needs associated with new demographic trends and a gradually aging population.

One of the ways the PUD assists in achieving the stated goals is by allowing density shifts between the planned neighborhoods. For example, if environmental concerns limit full development of one neighborhood, the lost units can be made up in another neighborhood if approved by the City. Such density shifts can represent a win-win for the City and the North Oaks Company if both achieve their goals: the city can protect its most valuable assets and ensure that development fits the layout of a given piece of property; and the development company can capitulate to the City's demands for environmental protection knowing the decrease in density in one location can be made up through

density increases in another. Ultimately 645 residential units and 21 acres of commercial development are approved for the East Oaks PUD area.

Additional HOAs may be formed for each neighborhood once construction begins, and all such HOA's will automatically be subject to the North Oaks Home Owners Association (NOHOA).

Conditional Uses in Residential Areas not in HOA Areas
Within North Oaks, there are a number of conditional uses in designated residential areas including:

- Home of the Good Shepherd / Oak Grove High School – The buildings and activities of the Home of the Good Shepherd and the Oak Grove High School are located on 65.0 acres. Within the Home of the Good Shepherd is a cloistered convent, infirmary, residential cottages for women, and a residence for the Good Shepherd Sisters. Oak Grove High School is operated by the Mounds View School District 621 specifically for special-needs students.
- Chippewa Middle School – The Chippewa Middle School, a public school operated by Mounds View School District 621, has 48.5 acres with buildings surrounded by natural tree cover and athletic fields covering about one-half of the property.
- Incarnation Lutheran Church – occupies 11.2 acres
- Peace Methodist Church – occupies 3.8 acres.

Commercial Areas

The 30-acre commercial district in the southwest corner of the city is home to a variety of businesses including but not limited to eateries, service businesses, retailers and offices.

The North Oaks Village Center has an Easement Agreement and Declaration which insures there will be a commercial association to take care of ongoing management and maintenance obligations such as sewers, drainage, parking, lighting, signage, tree preservation, etc. As other commercial areas are developed in the future, they too will be required to have commercial associations.

Within the East Oaks PUD area, 21 acres were planned for possible commercial development; however, only 15.27 acres was actually used for the Presbyterian Homes of North Oaks (referred to as Waverly Gardens) facility, an office building, and restaurant. Per the agreements outlined in the East Oaks PUD, the remaining 5.73 acres guided for commercial will likely be converted into dwelling units for inclusion into the planned residential areas within the PUD. At a rate of five (5) dwelling units per acre of undeveloped commercial land, an additional 28 residential units could be constructed within any of the twelve planned neighborhoods subject to city approval.

Light Industrial Area

A 10-acre light industrial area at the northwest corner of the city has four acres developed by the North Oaks Home Owners' Association for use as a maintenance center. There are no plans currently for development of the remaining six acres.

Recreational and Open Space Areas.

Active recreation areas are used extensively for neighborhood level sports, organized team sports, swimming, non-motorized boating, and tennis. All passive recreational areas (predominantly wetlands) are in their natural state. A private trail system for walking, biking, and cross country skiing covers approximately 44 miles in both passive recreational areas and on easements across home-owners' lots. Motorized vehicles are not permitted on trails except for emergency and maintenance vehicles. The open space-trail system is used regularly by North Oaks residents.

TABLE 1

2008 North Oaks Comprehensive Plan

Existing Land Use in Acres

Land Use	Acres
Single Family:	2392.73
Multi-Family:	46.97
Mixed Residential:	67.64
Mixed Use:	78.17
Commercial:	29.30
Limited Industrial:	4.47
Institutional:	127.95
Parks, Recreational and Open Space:	1316.88
Open Water:	1005.93
Utilities:	2.75
Undeveloped:	388.63
Total Land Area:	**5461.41**

Acreage totals based on GIS analysis of Ramsey County Parcel Data and DNR Waters data

B. LAND USE PLAN

The 2008 Land Use Plan (Appendix A, Map 10) continues to illustrate the goals and vision of the community adopted in the 1999 Comprehensive Plan and the subsequently approved East Oaks PDA. During the process of preparing the 1999 Comprehensive Plan, an emphasis was placed upon maintaining and protecting the existing character of the city. The "master vision" of the North Oaks community created by Louis W. Hill, Jr. and his early professional advisors, Hare & Hare in Kansas City, was to be continued. The major guided land use continued to be single family residential; however, townhome, mixed residential and mixed use developments were also planned uses that were ultimately approved for inclusion in the East Oaks PUD. Home sites have and will continue to be carefully planned to conform to the existing natural topography, and to protect existing drainage, trees, vegetation and wetlands. A breakdown of the existing and planned land use in acres is shown below in Table 2.

TABLE 2

2008 North Oaks Comprehensive Plan

Existing and Planned Land Use in 5-year Increments

Land Use	Min Density	Max Density	2008	2010	2020	2030	Change:
Single Family:	0.69	1.0	2392.73	2467.47	2542.21	2617.29	*224.56*
Multi-Family:	2.0	2.0	46.97	46.97	46.97	46.97	*0*
Mixed Residential:	1.0	4.0	67.64	105.52	143.41	181.29	*113.65*
Mixed Use:	1.0	4.0	78.17	94.97	111.78	128.59	*50.42*
Commercial:	–	–	29.30	29.30	29.30	29.30	*0*
Limited Industrial:	–	–	4.47	4.47	4.47	4.47	*0*
Institutional:	–	–	127.95	127.95	127.95	127.95	*0*
Parks, Recreational and Open Space:	–	–	1316.88	1316.88	1316.88	1316.88	*0*
Open Water:	–	–	1005.93	1005.93	1005.93	1005.93	*0*
Utilities:	–	–	2.75	2.75	2.75	2.75	*0*
East Oaks PUD:	1.03	1.03	388.63	259.20	129.77	0	*- 388.63*
Total Land Area:	–	–	5461.41	5461.41	5461.41	5461.41	*0*

-- Minimum and maximum densities are depicted in units per acre.

-- Yearly land use data and the denoted "change" is in acres.

-- East Oaks density based on the remaining approved 388.63 undeveloped acres anticipated to hold 400 new units upon completion of the PUD buildout.

-- 2008 acreage totals based on GIS analysis of Ramsey County Parcel Data and DNR Waters data. Data for subsequent years reflects anticipated build-out of the approved East Oaks PUD which encompasses all remaining developable land within the City.

C. LAND USE - POLICIES

The following policies have been written as a guide for development within the various land use designations. The areas in the city guided for the following described land uses can be found on Map 10 (2008 Land Use Plan). The number of units to be built on each designated area shall be consistent with the Approved East Oaks PDA; however, densities may be transferred between planned neighborhoods as agreed upon an in the method provided in the East Oaks PDA and as approved by the City in accordance with the East Oaks PDA. The East Oaks PDA provides that in the event of an inconsistency between its terms and the terms of this plan, the terms of the East Oaks PDA shall control.

Low Density – Overview.
The Low Density land use designation is intended to allow for single family detached housing; no multiple family attached residences will be allowed. Within this land use, a heavy emphasis is placed upon the preservation and protection of the natural environment. Some areas guided for Low Density may be developed with sanitary sewer facilities, but others will need to be designed for on-site sewage treatment systems when preservation of natural features prohibits sewer extensions. In such cases, the city's stringent standards for individual sewage treatment systems [found in Ordinance 96 (codified as Chapter 50)] shall apply. To achieve these goals, there are two zoning districts which correspond to the Low Density land use designation in the City. Development densities vary slightly between the two zoning districts, but each are considered to be consistent with the Low Density land use category. The specific policies pertaining to each of the zoning districts are as follows:

RSL *(Residential Single Family Low Density District)*

1. Average lot size = 1.45 acres.
   Minimum lot size = 1.25 acres.
2. Suitable site = 25,000 square feet (no central sewer)
   = 15,000 square feet (central sewer)
3. Properties may be serviced by a central sanitary sewer system if the City deems that an extension of public services will not be detrimental to natural features and the surrounding neighborhood.
4. Sites not served by sanitary sewer must be designed for on-site sewage treatment systems. The city shall continue to enforce stringent standards for the proper siting, design, installation, inspection and maintenance of on-site sewage treatment systems. Each home site is required to have two 5,000 square foot sites for on-site sewage treatment systems.
5. Access roads to all home sites shall be private roadways, owned and maintained by a home owners' association.
6. Planned Unit Developments may be allowed with an average lot size of 1.45 acres and a minimum lot size of 1.25 acres.

RSM *(Residential Single Family Medium Density District)*

1. Average lot size = 1.1 acres.
   Minimum lot size = 1.0 acres.
2. Suitable site = 25,000 square feet (No central sewer).
   = 15,000 square feet (Central sewer).
3. Properties may be serviced by a central sanitary sewer system if the City deems that an extension of public services will not be detrimental to natural features and the surrounding neighborhood.
4. Sites not served by sanitary sewer must be designed for on-site sewage treatment systems. The City shall continue to enforce stringent standards for the proper siting, design, installation, inspection and maintenance of on-site sewage treatment systems. Each home site is required to have two 5,000 square foot sites for on-site sewage treatment systems.
5. All access roads shall be private roadways owned and maintained by a home owners' association.
6. Single Family PUD's (Planned Unit Developments) may be allowed with overall density of 1.1 acres per dwelling unit if provided with sanitary sewer.

Medium Density

There are three existing Medium Density neighborhoods within the city: Charley Lake, The Summits, and Peterson Place. In Medium Density areas, a heavy emphasis is placed upon the preservation and protection of the natural environment. All Medium Density areas, if developed as townhomes, shall be developed with central sanitary sewer. Medium Density sites will be zoned RMM (Residential Multi-Family Medium Density) and may be developed as a PUD, which allows two-family dwelling units with a gross density of 1 unit per 0.5 acres. Medium Density sites must provide access to the primary trail system.

Mixed Residential

Mixed Residential land uses are intended to be developed as residential sites. A variety of housing types such as single family detached, townhomes and other multi-family dwellings may be built within each site. Mixed Residential has been designed to create clustered lifecycle housing types while preserving large open space areas. The zoning for Mixed Residential sites will be RMH (Residential Multi-Family High Density District). The sites may also be developed as a residential PUD. All Mixed Residential sites must provide access to the primary trail system.

There are three sites designated Mixed Residential in North Oaks:

1. Rapp Farm – In accordance with the East Oaks PDA, the Rapp Farm site may incorporate single family residences, townhomes, and other multi family dwellings. Landscape buffering has been (and will continue to be) provided adjacent to the RSL zoning district. As of the end of 2006, only 34 of a planned 156 lots had been platted. The remaining 122 lots are to be platted prior to 2028.

2. The Pines – The Pines was developed as a single-family neighborhood as part of the East Oaks PUD. Landscape buffering was provided in certain areas to provide visual screening from adjacent residential development, and access to the trail system was also provided. .

3. Anderson Woods – The Anderson Woods site (otherwise known as Andersonville) can mix single family residences and townhomes for up to thirteen dwelling units in accordance with the East Oaks PUD. Once developed, access to the trail system must be provided.

Mixed Use

Mixed Use land uses are intended to mix different housing types and commercial uses within a site. The goal is to incorporate compatible, interrelated uses to provide a mix of daily goods, services, jobs and residents. Mixed Use sites will require the creation of a RCM (Residential Commercial Mixed) zoning district and standards. Commercial uses shall be in accordance with the uses and standards allowed in the Commercial or Commercial Service zoning district and as designated for each Mixed Use site. Rezoning to RCM will only be approved in conjunction with a PUD. Commercial sites must be served by central sanitary sewer with municipal water supply encouraged. The development of commercial sites shall place heavy emphasis on the preservation of the natural environment such as woodlands, steep slopes and wetlands. All residential components of Mixed Use sites shall provide an access into the primary trail system.

There are three sites designated Mixed Use in North Oaks:

1) East Wilkinson - The East Wilkinson site (currently being further developed as The Villas of Wilkinson Lake and Waverly Gardens) includes single family residences, townhomes, and other multi family dwellings in addition to a commercial senior living facility, office building, and restaurant. A 10-acre Community Park was completed for this area. A 5-acre park is also planned for the area and replaces the North Deep Lake Neighborhood Park previously planned for the Rapp Farm Area as directed and approved by the City of North Oaks and NOHOA.

2) Gate Hill - The Gate Hill site is planned to be developed with low profile single family residences, townhomes, and other multi family dwellings. Commercial uses shall be limited to low profile professional office uses and uses compatible with

offices uses. Commercial use characteristics shall include limited traffic generation, hours of operation, and lighting.

3) Island Site - The Island site is planned to be developed as single family residences, townhomes, and other multi family dwellings. Commercial uses shall be limited to low profile professional office and uses compatible with office uses. Commercial use characteristics include limited traffic generation, hours of operation, and lighting.

Commercial, Commercial/Service, Residential-Commercial Mixed

There is an existing commercial site in the southwest corner of the city. As of 2008, there is a Mixed Use commercial development in the northeast corner of the City containing the Presbyterian Homes of North Oaks (referred to as Waverly Gardens) senior living facility and campus and an office building and restaurant that comprises about 15.27 acres of the total 21 acres designated as Mixed Use in the area. Future commercial use may be planned on the remaining acreage or it may be converted for residential use by North Oaks Company in any of the undeveloped East Oaks PUD Ares as provided in the East Oaks PDA. City Ordinances restrict the development of the commercial areas to a local or neighborhood scaled design. Commercial Development adjacent to residential planned areas shall provide screening and buffering to preserve the aesthetic values of adjacent residential properties.

Recreation, Open Space

All residential land development not subject to the East Oaks PDA shall be required to set aside certain portions for recreational purposes. The maximum area required by Ordinance 93 (codified as Chapter 152) to be set aside for parks, recreation and open space is 10% of the area being subdivided. The East Oaks PDA defines all park and trail dedications required in connection with each East Oaks PUD Area. The East Oaks PDA is the controlling document with regard to park and trail dedications in the East Oaks PUD Area and the 10% requirement outlined herein does not apply. The recreation areas provided for in the East Oaks PDA meet or exceed the City requirements.

Recreation/Open Space land is comprised of three uses:

1. Privately owned active recreation areas, both informal and organized areas.
2. Privately owned passive trail and open space areas.
3. Protected Lands - large tracts of land owned by the North Oaks Company or its successor which are to be managed as conservancy areas.

Home Owner's Association (HOA) recreational areas shall be intended for the use of the members of that HOA. HOA's are encouraged to have cooperative agreements affording members of each HOA access to use of all HOA recreational facilities within the City. All HOA lands are used by non-members on an invitation only basis. All residential land development shall include; 1) trails that are internal to the site; and 2) trails that connect the site to the existing and future trail/linear

parks system. Trail land that is owned by a specific HOA and trail easements that are in favor of a specific HOA shall be intended for the use of the members of that HOA.

Historic Preservation
The City of North Oaks currently has one site zoned historical preservation: the James J. Hill North Oaks Farm. It is located on the south side of Pleasant Lake, and all three buildings and land have been restored. Mary Hill Park is of historic significance but not zoned Historic Preservation.

Limited Industrial - LI
A 4.5 acre Limited Industrial area, which houses the NOHOA maintenance center, is located in the northwest corner of the city just south of Turtle Lake Road. Through the zoning code, this is the only land use classification that allows for the placement of cell phone towers. No further Limited Industrial development is planned in the City.

D. HOUSING BACKGROUND

When planning the development of North Oaks in 1950, it was decided that a large central area of the city would contain single family homes on large lots with a rural level of service. This type of development causes minimal impact on the lakes, wetlands, wooded areas and rolling terrain.

Initially, lot platting started in the southern part of the city and extended eastward from the golf course to Lake Gilfillan and the area south and east of Pleasant Lake. Development then progressed northward around Pleasant Lake in a staged contiguous manner.

In 1961, the City Council enacted the first Zoning Ordinance 27 (republished in 1965 to include a map) which, among other things, established two single family residential districts and defined minimum lot sizes for each.

Local and regional conditions influenced the decisions and actions made at the time of enactment of Zoning Ordinance 27.

- The area was being developed primarily by a single developer who originally placed restrictive covenants on the land to assure orderly development, reasonable standards and governing procedures. The city of North Oaks was not incorporated until 1956. These covenants restricted land use to single family residences and were applied to the entire developed area of the Residential Single Family Low Density (RSL) District shown on the zoning map (see Map 7 in Appendix A).
- When the City Council enacted the first Zoning Ordinance, there was a strong community dedication to the continuance of large lot single family dwellings. Areas proposed for smaller lots and apartment development did not have urban services available.

- The demand for environmentally friendly large lots with rural services was strong and growing.

In 1977, with the advent of regional planning, North Oaks officials felt that the city's primary contribution to the region would be the availability of an environmentally oriented residential living opportunity; a unique option not found elsewhere in the region at that time. Admirably, the focus on protection of the environment in North Oaks preceded by many years the national concern for environmental conservation.

The amount of land developed each year is managed by the North Oaks Company. Table 3 shows the number of new home building permits issued from 1998 through 2007. An average of 30 permits have been issued each year since 1965. In the past 10 years, the average has only been 26 permits per year.

TABLE 3

2008 North Oaks Comprehensive Plan

New Home Building Permits

Year	Permits
1998:	20
1999:	13
2000:	55
2001:	42
2002:	32
2003:	19
2004:	34
2005:	18
2006:	4
2007:	22
Total Permits:	**259**

Source: City of North Oaks

E. HOUSING - EXISTING

An analysis of 2007 GIS data along with building permit data from 2000 to 2007 indicate that approximately 1,518 dwelling units existed in North Oaks in the year 2000. Each dwelling is located on one or more platted lots. The 2007 housing count is estimated at 1,673. There are no known substandard houses as it is estimated that 99% of the houses have been built since 1950. According to information from the 2000 census, 1.5% of the homes in North Oaks are rented. The vacancy rate was 2.5%. Most are rented by owners who have been temporarily transferred outside the area but plan to return, or are rented until building or sale plans are completed. No information regarding rental rates is currently available. According to Ramsey County GIS data, the average home has nearly 3200 finished square feet and the average value of a developed lot is just over $690,000.[1]

TABLE 4

2008 North Oaks Comprehensive Plan

Existing Housing Distribution

Home Owners' Associations	1990 Houses	2000 Houses	2007 Houses

[1] Median home size is 3188 square feet with a standard deviation of 1536 square feet; median estimated total market value of both land and buildings for developed lots is $690,331.77 with a standard deviation of $357,938.

Charley Lake Condo HOA	17	19	19
Lake Estates HOA	–	32	32
Deer Hills HOA	44	44	44
North Oaks HOA (NOHOA) – *excluding the other listed HOAs which are part of NOHOA*	1,037	1,314	1,410
Pines & SE Pines HOA	–	54	99
Rapp Farm HOA	–	–	7
Summit HOA	–	40	40
Village Center HOA	na	na	na
The Villas of Wilkinson Lake HOA	–	–	7
Non-HOA Homes	15	15	15
Totals:	1,113	1,518	1,673

Source: MFRA, City of North Oaks, and the North Oaks Company (East Oaks PUD Phasing and Development summary update dated 2-25-08; however, at the time of publication of this document the City had not approved the amendment).

F. HOUSING - FUTURE

The city of North Oaks will continue to be developed as a private residential community. Approximately 449 future residential units, either attached or detached, will be constructed on the remaining land within the approved East Oaks PUD. The city will continue to have low density residential units in addition to medium density townhomes, mixed residential and mixed use developments. All development will continue to support a rural, natural, and private environment. The timing of future land development and amount of new home construction year by year will depend greatly on the single largest property owner: the North Oaks Company. However, developable land will be subject to the approved East Oaks PUD and this comprehensive plan.

Although there are no known substandard houses in terms of physical condition, the City supports and recognizes that residents will always be seeking to improve their properties through rehabilitation and remodeling projects. It is also acknowledged that some residents in older homes may find that remodeling an existing dwelling to incorporate modern day conveniences and features will not be possible due to environmental concerns, property constraints, or financial barriers. The City supports the redevelopment of individual lots for new housing. However, such home replacements should conform to all zoning requirements and place an emphasis on protecting sensitive environmental features and the character of the existing neighborhood.

North Oaks is on-line to comply with its regional goals for growth as handed down by the Metropolitan Council. Table 9 illustrates the existing and anticipated totals for population, households, and employment from 2008 to 2030. Targets set by the Metropolitan Council are also shown.

Affordable Housing

The city of North Oaks does recognize their responsibilities and authority granted by the State of Minnesota in the Municipal Land Planning legislation. The location and type of future housing will be in accordance with the policies, goals and plans of this document. Furthermore, the City is committed to doing its part as opportunities arise to meet regional requirements for affordable housing. The Metropolitan Council's definition of "affordable housing" represents the upper limit of monthly rental and ownership purchase price amounts for low- and moderate-income families. For a single family home, the threshold to determine what is affordable is based upon what a family of four with an income at or below 80 percent of area median income (a standard prevalent in many homebuyer assistance programs including those at Minnesota Housing) can afford at prevailing interest rates. A secondary affordable threshold established at 60 percent of area median income, if met, ensures a unit will become eligible for a greater number of funding ownership programs.

Of the 1,673 developed home sites in the City, it is estimated that four currently meet the threshold of affordable according to the Met Council. However, at the time of publication of this document, the City has approximately 35 affordable live-in housing units at The Home of the Good Shepard. In addition, Presbyterian Homes of North Oaks (referred to as Waverly Gardens) is required to have some affordable senior living units. The Metropolitan Council has established that 51 new affordable housing units are needed in North Oaks to accommodate the City's regional share between now and 2020. Preferably such units would be located near existing and planned transit and employment opportunity centers; however, it is recognized that such opportunities are limited in the community. North Oaks recognizes the need for affordable housing and will continue to use the tools at its disposal to create its share. The City does maintain information to educate renters and property owners about programs available through Ramsey County, the Metropolitan Council, Minnesota Housing finance Agency, and other non-profit housing organizations. In the coming years, the tools the City may use to encourage affordable housing include:

- Zoning and land use planning incentives. The City will consider planned unit developments to achieve the flexibility needed to meet its regional goals;
- Rent assistance through the Federal Section 8 program;
- Housing rehabilitation loans funded through the Minnesota Housing Finance Agency (MHFA), and Community Development Block Grants;
- First-time homebuyers assistance through MHFA;
- Rental housing development through MHFA;

- Other non-profit development organizations, including Habitat for Humanity, that create affordable housing.

North Oaks is a uniquely master planned and privately owned community within the metro area. All land within the City is either already developed, has been granted development approval as part of the East Oaks PUD, or is under a conservation easement. North Oaks has the opportunity to provide lifecycle and affordable housing units through its Waverly Gardens senior living facility that was developed through the East Oaks PDA. Importantly, the City has an obligation to protect its valuable watershed through low density development as the lakes within North Oaks supply water for 417,000 metropolitan residents in 12 separate communities. The St. Paul water utility (St. Paul Regional Water Services) would strongly oppose a change in North Oaks development pattern as the City currently provides an ideal watershed for storage capacity: low density with heavy vegetative cover. Intensification of development for any reason could threaten this important resource, so North Oaks must strike a careful balance between its regional housing obligations and its unique obligation as the region's major water supplier.

Notably, the city of North Oaks adopted a Housing Action Plan in June of 1996. North Oaks will continue to work with Ramsey County on the issue of providing affordable housing by distributing an annual Affordable and Life-Cycle Housing Opportunities Amount (ALHOA). The Housing Action Plan is on file at city offices.

Lifecycle Housing

The opportunities for lifecycle housing have been increased in the 2008 North Oaks Comprehensive Plan. Table 5 illustrates the largest increase in population is persons ages 35-54 since 1990. This trend is also consistent with population change from 1980-1990. Additionally, the 2000 Census indicated that 79.4 percent of households were owned by residents ages 35-64 years. The largest group of home owners, 36.5 percent, were ages 45-54 years. The land use plan element reflects a wider range of housing types to serve the current and future needs of the community's population.

TABLE 5

2008 North Oaks Comprehensive Plan

Population by Age: 1990 to 2000

Age	1990 Population	% of 1990 Population	2000 Population	% of 2000 Population
0-4 years:	225	6.6	155	3.9

5-19 years:	681	20.1	999	25.7
20-24 years:	247	7.3	101	2.6
25-34 years:	204	6.0	139	3.6
35-54 years:	1346	39.8	1488	38.4
55-64 years:	413	12.2	551	14.1
65+ years:	270	8.0	450	11.5
TOTAL:	**3386**	**100**	**3883**	**100**

Source: 2000 US Census Data

G. HOUSING - STANDARDS

Housing in North Oaks must be built according to the State Building Code which has been adopted by reference as a local ordinance [see Building Code Ordinance 95 (codified as Chapter 155)]. Lot sizes commensurate with a rural service level are designated in the Residential Single Family Low Density (RSL) and Residential Single Family Medium Density (RSM) Districts as defined in the Zoning Ordinance (see Zoning Ordinance 94, codified sections 151.050 and 151.051).

In 1977, the first Zoning Ordinance 27 was replaced by Ordinance 66, which included the basic concepts of Ordinance 27. As a result of requests by several developers, and recognizing the need to permit new approaches to land development, a Planned Residential District (PRD) option was made available in the RSM District. Deer Hills is a Single-family PRD with smaller lot sizes. The development of land in Deer Hills was proposed and carried out by Char Mar Corp. Charley Lake Condominiums (townhouses) is a PRD with three three-unit attached multi-family homes and five two-unit attached homes.

Since 1996, the City's zoning ordinance has been amended twice: first by Ordinance 86 and then by Ordinance 94 (codified Chapter 151). The existing regulations now allow PUD development in all districts. In 1999, the East Oaks PUD was approved to govern development of all undeveloped land previously existing in North Oaks. Development of residential units as approved by the East Oaks PUD (detached single family, attached townhomes, and multi-family dwellings) must conform to the land use types called for by the City's Land Use Plan (Appendix A, Map 10).

There are no rules or regulations within North Oaks specifying minimums for floor space, number of rooms, minimum house size, cost of construction, or number of garages. However, to preserve open space, all buildings in North Oaks are currently limited to a height of 35 feet and a floor area ratio of 0.12 (total floor area to gross lot area excluding two-thirds of any DNR and/or VLAWMO designated wetland areas). However, consistent with the East Oaks PDA, the Floor Area Ratio can vary in some PUD areas.

Architectural Supervisory Committees, provided for in the restrictive covenants, review all plans for buildings in Home Owners' Associations' areas (See Appendix A, Map 2 - Home Owners' and Commercial Associations' Boundaries). The North Oaks Home Owners' Association's Architectural Supervisory Committee is advised by a professional architect. North Oaks has a variety of housing styles in every part of the community.

H. HOUSING - POLICIES

1. Zoning and Subdivision Ordinances will continue to ensure that adequate amounts of land are available to meet existing and projected housing needs.

2. Subdivision and Zoning Ordinance procedures for processing development requests will continue to specify reasonable time periods for government action, and will provide for simultaneous processing of PRD and PUD proposals.

3. The city government's regulatory role will be to provide sufficient controls to protect the natural environment, to guide growth in an orderly manner, and to set minimum standards to protect the health, safety and welfare of the community and its residents.

4. The city of North Oaks will continue to provide opportunities for competitive housing construction by the private sector.

I. HOUSEHOLDS, POPULATION, AND EMPLOYMENT

The following tables provide historical and current data on households, population, and employment.

Table 6 - Census Data on Dwellings and Population: 1980 to 2000

Table 7 - Households: Existing and Projected

Table 8 - Projected New Units by Land Use in 5-Year Increments

Table 9 - Households, Population, and Employment Summary

TABLE 6

2008 North Oaks Comprehensive Plan

Census Data on Dwellings and Population: 1980 to 2000

	1980	1990	2000
Total Dwellings	870	1113	1344

Occupied Dwellings	810	1085	1310
Household Size	3.39	3.06	2.88
Group Population*	99	68	86
Total Population	2846	3386	3883

** Group population is for the Home of the Good Shepherd.*

Source: 2000 US Census Data

TABLE 7

2008 North Oaks Comprehensive Plan

Households: Existing and Projected

Land Use Area	Existing (Non East Oaks)	Existing (East Oaks)	Future	Total Projected Units
Low Density (RSL)	1,220	24	47	1,291
Low Density (RSM)	198	81	12	291
Medium Density	59	0	0	59
Mixed Residential	0	79	162	241
Mixed Use	0	12	228	240
TOTAL:	**1,477**	**196**	**449**	**2,122**

Source: MFRA, City of North Oaks, and the North Oaks Company (East Oaks PUD Phasing and Development summary update dated 2-25-08).

TABLE 8

2008 North Oaks Comprehensive Plan

Projected New Units by Land Use in 5-year Increments

YEAR	LAND USE				
	Low	Medium	Mixed	Mixed Use	Total

	Density	Density	Residential	Res.	Com ac.	Units
2010	0	0	44	76	0 ac.	120
2015	20	0	39	34	0 ac.	93
2020	20	0	39	34	0 ac.	93
2025	19	0	40	35	0 ac.	94
TOTAL:	**59**	**0**	**162**	**179**	0 ac.	**400**

Source: Phasing approved by the 1999 East Oaks PUD

TABLE 9

2008 North Oaks Comprehensive Plan

Households, Population, and Employment Summary

	Population		Households		Employment	
	Met Council	City**	Met Council	City	Met Council	City
2000	3,883	3,920	1,300	1,400	1,008	750
2007*	4,457	4,818	1,542	1,673	986	800
2010	4,400	5,305	1,600	1,842	1,060	850
2020	5,500	5,841	2,100	2,028	1,100	900
2030	5,900	6,111	2,300	2,122	1,070	950

**Estimated numbers as of January 1, 2007*
***Population calculated on a rate of 2.88 persons per household*

Source: MFRA, City of North Oaks, and the North Oaks Company (East Oaks PUD Phasing and Development summary update dated 2-25-08).

J. SOLAR ACCESS - BACKGROUND

Neither Subdivision Ordinance 93 (codified as Chapter 152) nor Zoning Ordinance 94 (codified as Chapter 151) expressly refer to solar access, solar energy systems, or other energy saving methods as considerations for lot subdivision, building construction, or use. Such buildings could be constructed as long as they adhere to Building Code Ordinance 95 (codified as Chapter 155).

Subdivision Ordinance 93 (codified as Chapter 152) supports contour planning and the preservation of natural features. Contour planning can create long, narrow north-south subdivisions, which are highly adaptable to solar access. Several persons have chosen lots which enable them to plan homes that maximize the use of solar energy.

K. SOLAR ACCESS - POLICIES

1. The city of North Oaks supports the development of solar and other energy-saving buildings.

2. State law - variances. Municipal Planning legislation, 462.357 Subd. 6(2) states that variances shall be granted for earth sheltered construction when in harmony with city ordinances. When considering a variance application, undue hardship shall include inadequate access to direct sunlight for solar energy systems.

L. AIRPORTS

Although, no aviation facilities are located in North Oaks, there are three airports and four lakes which may be used for seaplanes located within five miles of the city's borders. (See Map 14 - Major Highways & Airports).

The boundary of the Anoka County-Blaine Airport lies five miles west of the northern boundary of North Oaks, and is the metropolitan area's largest reliever airport which serves the most diverse aircraft mix in the reliever system. The airport is home to 490 aircraft, and supports more than 90,000 takeoffs and landings annually. As the airport is presently operated, there is minimal impact on the city of North Oaks; however, monitoring of current and future improvements to the airport will be important as increased use of this airport could have an adverse affect on North Oaks. The most recent improvement to the airport was the addition of a 39-acre building area for storage and commercial hangars. Other planned improvements to the airport include improved instrumentation, the possible addition of runways parallel to each existing runway, and an extension of an existing east-west runway to 5,000 feet. Further development of aircraft hangar and storage on the east, west and possibly south sides of the airport are also being considered. In the past, local residents have maintained an active interest in the proposed uses of the Anoka airport and the city will continue to monitor any changes.

Benson Airport, a privately owned facility which is not part of the Metropolitan airport system is located four miles to the east on Highway 61 in White Bear Township. There is also a privately owned seaplane base, known as Surfside Seaplane Base, on Rice Lake, which is three and one-half miles north of North Oaks. Neither the Benson Airport nor the Surfside Seaplane Base (at their present use level) have an impact on the city of North Oaks.

Aeronautics Rule 41 MCAR 1.0013 covers seaplane operations on specified public waters in the seven county metropolitan area. This rule does not permit aircraft operation on any lakes in North Oaks. Otter Lake, one-half mile northeast of North Oaks; Bald Eagle Lake, one and one-half miles east, White Bear Lake, two and one-half miles southeast, and Turtle Lake, on-quarter mile west, may be used for seaplane operation subject to the rules established by the order.
The city of North Oaks does not have any existing structures of 200 feet or more in height which could affect airway use, and there are not any plans to permit such structures. At the present time zoning Ordinance 94 (codified as Chapter 151) limits height of all buildings and Structures to 35 feet, with the exception of telecommunication towers which are permitted to be up 150 feet in height. If future structures are allowed to be erected to a height greater than 200 feet, the city of North Oaks will adopt a "notification provision" subject to the requirements of MCAR 8800.1200 subpart 3, and FAA Form 1460.8.

M. AGGREGATE RESOURCES

There are no identified aggregate resource areas within the City of North Oaks.

N. STORMWATER DRAINAGE

The North Oaks Stormwater Management Plan, while part of this comprehensive plan, is contained in a separate document entitled the "North Oaks LWMP" (Local Water Management Plan). Copies of the plan are available for examination at the City Offices.

CHAPTER 3 – PUBLIC FACILITIES

CHAPTER III - PUBLIC FACILITIES

A. PUBLIC FACILITIES - BACKGROUND

Public facilities are the physical elements that provide services to the citizens of North Oaks in the areas of transportation, protection, utilities, surface drainage, recreation, education and administration. This chapter of the comprehensive plan will describe existing facilities, proposed future facilities and the policies that will direct the maintenance and development of those facilities.

Historically, the transportation, utility and drainage facilities in the residential areas of North Oaks were primarily developed and maintained at a rural service level. This includes individual water wells; individual sewage treatment systems; retention of natural drainage ways, ponds, wetlands and individual home lighting. Centralized sanitary sewer and watermain systems are allowed if in accordance with the comprehensive plan and zoning ordinances. Development has proceeded in a contiguous, staged manner to minimize the cost of extending facilities.

Developers are responsible for providing all facilities in conformance with city ordinances and specifications. All plans are reviewed and approved by the city prior to construction.

All residential subdivided land must have covenants to assure the operation and maintenance of recreation areas and roads by a homeowner's association (HOA). Road maintenance and recreation land maintenance must be transferred to a home owners' association upon completion by the developer (see Subdivision Ordinance 93, codified section 152.054). All newly developed commercial land must also have agreements with covenants and restrictions to assure the operation and maintenance of roads, sewer, and other common facilities.

The city of North Oaks, the home owners' associations and the commercial associations all contract for public services. The city contracts for police protection from the Ramsey County Sheriff; fire protection is provided by the Lake Johanna Volunteer Fire Department; and specialized consultants provide legal services, engineering services, building inspections, weed inspection, tree preservation program administration, and recycling service. North Oaks is a member of the 10-city North Suburban Cable Commission and the North Suburbs Community Television. In 2008, the city employs a full time administrator, a part-time clerk-treasurer, and two part time office assistants to carry out and coordinate city services as directed by the City Council.

NOHOA or another HOA contracts for maintenance of their roads and common facilities. Home Owners' association funds pay for these services which are collected through the assessment of members. Recreation programs are planned by the HOA boards and are operated by resident volunteers.

Scattered locations generally on the periphery of the City are served with public sewer, public water, or both utilities (Appendix A, maps 15 & 16). The breakdown of such developments is as follows:

- Sewer Services Only: Southpoint, West Pleasant Lake, Lake Estates, Wildflower, Peterson Place, Creekside, and the Charley Lake Townhouses.
- Water Services Only: Due to contamination issues from a landfill south of North Oaks, sixty-one residents in the southeast of the City (just north of the Minneapolis/St Paul Sault Ste. Marie railway) secure municipal water from White Bear Township via the Trunk Highway 96 water system. The Chippewa Middle School, Kinder Care Learning Center, and the Lake Johanna Volunteer Fire Department on the western side of the city use municipal water from the city of Shoreview.
- Both Sewer and Water Services: Village Center, Rapp Farm, The Villas, Presbyterian Homes of North Oaks (referred to as Waverly Gardens), The Pines, Southeast Pines, and The Summits.

Individual home owners contract with private businesses for solid waste removal and maintenance of individual sewage systems and wells. Roadside brush cutting and cleanup (other than mowing) is the responsibility of each lot owner. This method of governing and sharing of responsibility has been in effect since 1950.

B. TRANSPORTATION - EXISTING

(See Maps 13 & 14)

The city of North Oaks is bounded on all sides by county highways. On the southern boundary is County Highway 96—a four lane facility that is functionally classified as a minor arterial roadway. County Highway 96 runs east and west and provides direct access to Interstate Highways 35W and 35E. The intersection of County Highway 96 and Pleasant Lake Road is the main access to the city of North Oaks. It is a signalized intersection with auxiliary turn lanes.

On the western boundary of North Oaks is County Highway 49 (Hodgson Road)—a two lane facility that is also classified as a minor arterial roadway. County Highway 49 runs north and south and provides direct access to Interstate Highway 694. The intersection of Hwy. 49 (Hodgson Road) and County Highway 96 is an at-grade signalized intersection.

The eastern boundary of the City is established by Centerville Road, and the northern boundaries are made up of a combination of County Road J (Ash Street) and County State Aid Highway 4 (Turtle Lake Road/Sherwood Road). Centerville Road is a county road that is classified as a minor arterial reliever and expander road. County Road J is a minor arterial expander road, and County State Aid Highway 4 is classified as a collector road. The intersection of Centerville Road and County Highway 96 is a signalized intersection. The Metropolitan Council's Transportation Policy Plan includes a description of these roadways and their regional significance.

Within the city of North Oaks is a network of minor collector roadways that provide access to the neighborhoods and destinations within the City. All of these minor collectors are privately owned and are under the jurisdiction of the North Oaks Home Owners Association (NOHOA). These roads include:

1. Pleasant Lake Road which starts at the junction of Rice Street and Highway 96 and divides one-half mile north into East and West Pleasant Lake Roads.

2. East Pleasant Lake Road which goes around the east side of Pleasant Lake.

3. West Pleasant Lake Road which goes around the west and north side of Pleasant Lake meeting East Pleasant Lake Road at the Deep Lake/Pleasant Lake Canal.

4. East Oaks Road which is the main east-west road between Centerville Road and East Pleasant Lake Road.

5. North Oaks Road in the eastern part of the city which connects East Pleasant Lake Road with East Oaks Road.

6. Wildflower Way which connects West Pleasant Lake Road with Highway 49 (Hodgson Road).

Access to the above network of minor collector roads is limited to four locations:

1. The Main City entrance at the junction of Pleasant Lake Road, Rice Street, and Highway 96.

2. The Eastern City access point where East Oaks Road intersects with Centerville Road.

3. The Robb Farm Road access at Highway 96 and East Gilfillan Road.

4. The Wildflower Way access at Highway 49 (Hodgson Road).

There are five separate development areas (Deer Hills, Creekside, Rapp Farm, Preserve, and Villas of Wilkinson Lake) and two commercial centers not linked to the minor collector network. These areas have individual accesses to county highways. The Deer Hills area on the east side of North Oaks has a direct access to Centerville Road. Creekside access is on Turtle Lake Road. Rapp Farm may be accessed via County Road J. The Preserve in the northwestern portion of the City can be accessed off of Sherwood Road. Waverly Gardens, the Villas of Wilkinson Lake, the office building and restaurant on the northern boarder of the City can all be accessed via Centerville Road. And, the North Oaks Village Center, located at the southwest corner of the city, has direct access to both County Highway 96 and Hwy. 49 (Hodgson Road).

There are 15 home sites and private facilities located around the perimeter of the city which have direct access to county highways. These properties are not within the jurisdiction of a home owners' association. (See Map 9.)

As part of the effort to preserve the natural environment, roads within North Oaks generally follow the natural contours of the land and are designed to minimize the disruption of the natural topography. The road design is a rural section roadway with two traffic lanes, gravel shoulders and roadside ditches. In keeping the goals of minimal visual disturbance, roadways are not illuminated except at the intersections of local roads with perimeter highways (i.e., at the four access roads to the home owners' associations' areas).

City Subdivision Ordinance 93 (codified sections 152.054 and 152.066), require that all roads must be constructed and surfaced by the developer according to city standards with the responsibility for maintenance transferred to a home owners' or commercial association upon completion. Boundaries of individual residential lots extend to the center of the roadway with easements for road use and maintenance by a home owners' association designated in the restrictive covenants attached to each lot; thus all roads in the city are privately owned. The North Oaks Home Owners' Association's private road system is comprised of approximately 28.28 miles of local roadways and 21.12 miles of minor collector roads (for a total of approximately 49.4 miles). The Deer Hills Home Owner Association's private road system totals approximately one-half mile. The Charley Lake Condominiums Home Owners' Association has an agreement with NOHOA to maintain Anemone Circle. The Village Center Commercial Association maintains the roads in its commercial area.

The city's right to regulate traffic on a private road system was upheld by a ruling of the Minnesota Supreme Court (Borchert vs Village of North Oaks, Minnesota Supreme Court, October 16, 1962). Speed limits on all roads in North Oaks are 30 miles per hour. Road striping on the primary minor collector roads, weed cutting along all roads, and installation of traffic signs are a part of the city's traffic and safety control responsibility. Ordinance 38 (codified as section 71.12) limits on-street parking to one side of the road during the day, and prohibits on-street parking overnight. Off-street parking is required on each lot.

In 1976, and again in 1980, the city retained a consultant to analyze traffic patterns and present solutions to some problem areas within the city. As a result of implementing the consultant's recommendations, traffic flow has been more evenly distributed on the minor collector roads. Traffic counts around the City are conducted periodically by Ramsey County. Table 10 shows the number of vehicles on an average weekday counted at the entrances to the interior of North Oaks. Table 11 shows the percentage of daily traffic at peak hours, 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. No new studies have been conducted since 1991. Further study will be done if deemed necessary by the City Council of North Oaks

The entire city is part of Traffic Assignment Zone (TAZ) 999 and all traffic is assigned to TAZ 999. Because of the limited number of accesses to the road system, traffic volume data at the accesses is more accurate than analysis by TAZ. No metropolitan highway systems are located within North Oaks.

TABLE 10

2008 North Oaks Comprehensive Plan

Traffic Counts at Community Entry Points

	1976		1980		1987		1991	
Access	#	%	#	%	#	%	#	%
Main	3,770	75%	3,811	67%	4,862	53%	4,601	53%
Robb Farm	440	9%	1,013	18%	1,934	21%	1,669	19%
Birch Lake Rd	840	16%	841	15%	1,113	12%	1,217	14%
Wildflower Way	–	–	–	–	1,332	14%	1,226	14%
TOTALS:	5,050	100%	5,665	100%	9,241	100%	8,713	100%

Source: 1976 was a raw count taken by traffic consultant. 1978 was a factored count (adjusted for day of week and month of year) by Minnesota State Highway Department in southbound lane and assumed northbound traffic equaled southbound. 1980 was a factored count taken by Ramsey County Engineering Department. 1987 and 1991 were weekday averages taken in April of each year (with the exception that the Robb Farm Access was taken in September of 1991) by the Ramsey County Public Works (Traffic) Department. Records are on file at the City Office.

TABLE 11

2008 North Oaks Comprehensive Plan

Percentage of Daily Traffic at Peak Hours

Hourly Peak During the Week (1991)	1976	1980	1987	1991
7:00 a.m. to 9:00 a.m.	10.0%	20.0%	19.7%	21.2%
4:00 p.m. to 6:00 p.m.	20.0%	16.3%	24.5%	26.4%

Source: 1976 was a raw count taken by traffic consultant. 1978 was a factored count (adjusted for day of week and month of year) by Minnesota State Highway Department in southbound lane and assumed northbound traffic equaled southbound. 1980 was a factored count taken by Ramsey County Engineering Department. 1987 and 1991 were weekday averages taken in April of each year (with the exception that the Robb Farm Access was taken in September of 1991) by the Ramsey County Public Works (Traffic) Department. Records are on file at the City Office.

Public transit service is available to residents of North Oaks at the southwest corner of Highway 96 and Hwy. 49 (Hodgson Road), and at Highway 96 and Centerville Road. North Suburban Lines (a private operator) operates buses along Hwy. 49 (Hodgson Road) to downtown St. Paul

during morning and late afternoon working hours with limited service during other times of the day and on weekends. North Suburban also provides an express service via I-35E and Centerville Road to downtown St. Paul. This line stops at the Cub Foods Park and Ride at Highway 96 and Centerville Road in White Bear Township. As there are few North Oaks homes within a mile of this bus service, North Oaks is considered to be without transit service. However, Metro Mobility and Metro Commuter Services are available for use by North Oaks residents. The 2008 Ramsey County Traffic Counts for the County Roads surrounding North Oaks are shown below in Table 12.

TABLE 12

2008 North Oaks Comprehensive Plan

2008 Ramsey County Traffic Counts

County Road	Stretch	1997	2005	2007
A. Highway 96	1. Hodgson Road to Rice Street	15950	19879	22518
	2. Rice Street to McMenemy Road	14850	18467	23001
	3. McMenemy Road to Centerville Road	16700	18785	n.c.
B. Centerville Road	1. Highway 96 to Birch Lake Boulevard	9550	13304	11795
	2. Birch Lake Boulevard to H-2	5950	8377	8509
	3. H-2 to North Co. Line	4300	5789	5901
	4. North Co. Line to County Road J	7950	9793	11066
C. North County Line Rd	1. Hodgson Road to Sherwood Road	1950	5180	9529
	2. Sherwood Rd to Centerville Rd	3400	5393	6720
D. Highway 49 (Hodgson Road)	1. Highway 96 - Village Center Dr	n.c.	13630	14030
	2. Village Cntr. Dr To Tanglewood	n.c.	13094	9696
	3. Tanglewood Dr. To Hodgson Con.	n.c.	7945	9303
	4. Hodgson Connection - County Rd I	n.c.	11053	12481
	5. County Road I - County Road J	n.c.	9420	8548
E. Sherwood Road	1. Turtle Lake Rd to County Road J	n.c.	667	671

Source: Ramsey County

C. TRANSPORTATION - FUTURE

35E Corridor Study.
The City of North Oaks has participated in a joint transportation planning effort affecting that portion of I-35E from I-35E north of I-694 to County Road J at the northern boundary of Ramsey County. The study area includes approximately 2 miles on either side of I-35E. The study's findings and recommendations were incorporated into the Metropolitan Council's Transportation Policy Plan and are included in this Comprehensive Plan as Appendix B.

A city-by-city land use scenario of probable development (which generally incorporated North Oaks land uses from the 1994 Comprehensive Plan) was used to calculate trip generation and impacts to the I-35E roadway system. It was determined the probable level of development could be accommodated with varying levels of improvements to I-35E and the local street systems. However, maximum development of all land uses could not be accommodated within the I-35E system.

For the City of North Oaks, the probable land use scenario at that time (which has not changed in this comprehensive plan) assumed the addition of 850 single-family dwelling units, 140 multi-family dwelling units and 240,000 square feet of retail development. Based on existing and planned land uses, , it is estimated approximately 660 dwelling units and 21 acres of commercial use will be built in the I-35E study area. These numbers are significantly less than accounted for in the I-35E corridor study and do not exceed the "probable development" scenario.

The City of North Oaks will continue to participate in joint I-35E corridor study and Highway 96 task force efforts.

All new development areas will have access to the present local minor collector roads or to the county roads on the perimeter of the city.

The City of North Oaks will work with Ramsey County on the preparation and implementation of Ramsey County access management policies.

D. TRANSPORTATION - POLICIES

1. All internal roads will continue to be privately owned and maintained by home owners' associations.

2. The City of North Oaks will continue to maintain, through its ordinances, the present rural character of the road system. Road construction, where possible, will follow the contours of the land and be constructed according to city standards by the developer. NOHOA shall be responsible for future road maintenance.

3. The City of North Oaks will continue to regulate traffic including road striping, weed cutting and traffic control signs.
4. The City of North Oaks will continue to participate in multi-jurisdictional planning groups for regional transportation needs as it now does in the 35E Corridor Study Group, the Highway 96 Task Force and the proposed Highway 49 Task Force.

5. If a proposed subdivision exceeds the I-35E probable land development scenario, the developer shall—at their expense—provide traffic data to determine consistency with the I-35E corridor study findings and recommendations.

E. SANITARY SEWER - BACKGROUND

The City of North Oaks is unique among the communities of the Twin Cities Metropolitan Area. The City was planned and is developed primarily as a residential community intended to be served by individual wells and on-site sewage treatment systems. The large lots are designed to provide adequate space for on-site utilities and residential construction meeting setbacks of at least 30 feet from all lot lines, wetlands and road easements..

With the advent of the 2008 comprehensive plans, the Metropolitan Council has elected to eliminate the MUSA line that formerly controlled which areas could be served by municipal sewer. Instead, a community that is serviced by the Metropolitan Council is free to extend utilities to any area it deems necessary provided the overall flows from planned development remain within the guidelines established by the Metropolitan Council. As of 2008, only small portions of the community were being serviced by municipal sewer lines (see Map 15).

Sewage flow projections for North Oaks were calculated using an estimated flow of 274 gallons per day per household and 1,500 gpd per planned commercial acre.

F. SANITARY SEWER - EXISTING FACILITIES

Sanitary Sewer Use.
Map 15 shows the existing sanitary sewer systems within the City of North Oaks by interceptor in addition to those areas of the City currently served by sanitary sewer. All existing systems within the City are privately owned. The systems were designed and constructed in compliance with content MPCA standards. There are Metropolitan interceptor sewers in the southeast corner and along the western side of the City. At the time of their design, the City of North Oaks was assigned capacity in each of the interceptors.

Table 13 shows the current flows and potential available capacities for each of the metropolitan interceptors. The City is currently utilizing just 20 percent of its assigned available capacity in the existing MCES interceptor sewers.

TABLE 13

2008 North Oaks Comprehensive Plan

Allocated Capacities and Current Flow to Interceptors

Interceptor	Designation	Potential Capacity Available to North Oaks	Current Flow
Forest Lake	MSB6901	0.80 MGD	0.12
Shoreview	I – SV – 436	0.20 MGD	0.08
TOTALS	–	**1.00 MGD**	**0.20**

Source: Metropolitan Waste Control Commission & MFRA & Table 12

Assuming the Wilkinson Lake development and the North Oaks Village Center remain the only commercial areas within the City, it would be theoretically possible for North Oaks to service the entire community with sewer if it ever so desired given the available metropolitan sewer capacity assigned to the City. White Bear Township has constructed a sanitary trunk line along Centerville Road which is utilized by the City of North Oaks. This trunk sewer facility connects to the Forest Lake Interceptor, and has a reserved capacity of 0.175 MGD for the east and northeast areas of North Oaks that are approved for development under the approved East Oaks PUD. North Oaks would need to negotiate with White Bear Township for additional use capacity in that Centerville Road trunkline to take advantage of the remaining 0.68 MGD capacity reserved for the City in the Forest Lake interceptor.

Table 14 (on the following page) provides an itemized list of properties currently served by sanitary sewer.

TABLE 14

2008 North Oaks Comprehensive Plan

Allocated Capacities and Current Flow to Interceptors

SHOREVIEW	Type	Units	GPD	Interceptor
Capaul Woods (s.f)	R	5 units	1,370	Shoreview
Charley Lake TH (m.f)	R	19 units	5,206	Shoreview
Creekside (s.f)	R	8 units	2,192	Shoreview
Lake Estates (s.f)	R	14 units	3,836	Shoreview
Moga Property (s.f.)	R	0/20 units	0	Shoreview
Peterson Place (s.f)	R	27 units	7,398	Shoreview
Southpointe (s.f)	R	9 units	2,466	Shoreview
West Pleasant Lake (s.f)	R	28 units	7,672	Shoreview
Wildflower (s.f)	R	15 units	4,110	Shoreview
Residential Totals:		**125 units**	**34,250**	**Shoreview**
Chippewa Middle School	NR	–	5,620	Shoreview
Village Center	NR	16.3 acres	22,450	Shoreview
Two (2) Churches	NR	6 acres	9,000	Shoreview
Daycare Center	NR	0.57 acres	1,500	Shoreview
Fire Station	NR	0.92 acres	1,500	Shoreview
Auge	NR	–	274	Shoreview
Non-Residential Totals:			**40,344**	**Shoreview**
COMBINED TOTALS:			**74,594**	**Shoreview**
FOREST LAKE	**Type**	**Units**	**GPD**	**Interceptor**
Deer Hills (s.f.)	R	46 units	12,604	Forest Lake
Mews (m.f)	R	0/76 units	–	Forest Lake*
Pines (m.f)	R	54 units	14,796	Forest Lake
Rapp Farm I & II (s.f)	R	34/156 units	9,316	Forest Lake*
SE Pines (m.f)	R	45 units	12,330	Forest Lake
Ski Hill (s.f)	R	14 units	3,836	Forest Lake
Summits (m.f)	R	40 units	10,960	Forest Lake
Villas I, II & III (m.f)	R	19/61 units	5,206	Forest Lake*
Waverly Gardens (m.f)	R	146 units	40,004	Forest Lake*
Residential Totals:		**398/638 units**	**109,052**	**Forest Lake**
The Gardens	NR	2 acres	3,000	Forest Lake*
Presbyterian Care Center	NR	87 beds	7,946	Forest Lake*
Non-Residential Totals:			**10,946**	**Forest Lake**
COMBINED TOTALS:			**119,998**	**Forest Lake**

** Current flow of 65,472 GPD through Centerville Road Trunk Sewer*

s.f. = single family; m.f. = multi family; R = residential; NR = non-residential; Source: City of North Oaks/MFRA

On-Site Sewage Treatment System Use.
All of the homes within the City, outside of the neighborhoods identified in Table 14, have individual sewage treatment systems which were installed according to city ordinance. Historically, the local ordinance has contained more stringent standards than required by state agencies (Chapter 7080). The City's Ordinance 96 (codified as Chapter 50) incorporates the latest Minnesota Pollution Control Agency (MPCA) standards and provides detailed procedures for site evaluation; the abatement of polluting systems; maintenance; inspection of all new, altered, extended and repaired systems; biennial inspection and pumping of all systems; permits, reports and licensing; and the appointment of a sanitary inspector. Building permits are not issued until sewage treatment system plans are approved.

There are several factors that are considered before relying on individual on-site systems as an environmentally safe long-term solution for sewage treatment. First, the systems must be properly designed and installed for anticipated wastewater flows and the soils in which they are to be located. Next, they must be regularly inspected and properly maintained. Finally, they must be responsibly used by the individual homeowner.

The City continues to educate its residents on the proper use and maintenance of on-site sewage treatment systems. The City maintains an educational program on the proper use and maintenance of individual sewage treatment systems both on its website and through articles in the North Oaks News. Federal and State informational brochures are also distributed. And finally, the City has instituted a rigorous inspection program for ISTS systems that is administered by a contracted building official. The City is committed to continuing efforts to protect and monitor its wells, lakes, streams, and wetlands to prevent any potential adverse impacts resulting from the use of on-site sewage treatment systems.

G. SANITARY SEWER - PROPOSED FACILITIES

Generally, the methodology for determining areas to be served by sanitary sewer involves a detailed analysis and inventory of the remaining developable vacant land, an understanding of the demographic characteristics of the population, and an understanding of the environment and natural resources of the community. North Oaks is unique in that virtually the entire community has been developed by one company (North Oaks Company), which has managed development at a relatively consistent rate for many years.

The approved East Oaks PUD calls for an additional 400 sewered units to be added in the city between 2007 and 2028. The City of North Oaks is served by two metropolitan trunk sewer lines: the Shoreview interceptor and the Forest Lake interceptor. Table 15 provides a summary of total projected flows by interceptor. Complete build-out of the East Oaks PUD will result in approximately 110,000 gallons per day of flow or 0.110 million gallons per day of added flows to the Forest Lake Interceptor. The total projected flow rate does not exceed the allocated design capacities of either the Forest Lake or Shoreview interceptors.

TABLE 15

2008 North Oaks Comprehensive Plan

Total Projected Sewer Flows By Interceptor

Interceptor	Potential Available Capacity	Current	Platted but Unbuilt	Future Lots	TOTAL
Forest Lake (MSB6901)	0.800	0.120	0.066	0.044	0.230
Shoreview (I – SV – 436)	0.200	0.075	0.000	0.015	0.090
TOTAL:	**1.000**	**0.195**	**0.066**	**0.059**	**0.320**

Source: MFRA

While current projected flows indicate an unused interceptor capacity of 0.680 MGD, this capacity should be reserved for the City of North Oaks for possible sanitary sewer extensions into existing developed areas.

TABLE 16

2008 North Oaks Comprehensive Plan

Estimated Timing of Sewer Flows

Year	Shoreview	Forest Lake
2010	14 D.U. / 0.004 MGD	162 D. U. / 0.044 MGD
2015	–	191 D. U. / 0.053 MGD
2020	–	30 D. U. / 0.008 MGD

Source: MFRA

The sewer flow into the Forest Lake interceptor is divided by the direct flow and the flow via the Centerville Road Trunk sewer line. The total sewer capacity available to the City of North Oaks in the Centerville Road Trunk line is 175,406 gallons per day. Based upon the 2008 Land Use Plan and the East Oaks PUD approved in 1999, the projected 2028 flow to the Centerville trunk sewer is 170,414 gallons per day.

Once development of the East Oaks PUD is complete, the Centerville Road Trunk sewer line is expected to serve approximately 622 residential units and 15.27 commercial acres. Table 17 outlines the anticipated time of flow to the Centerville Road Trunk sewer line.

TABLE 17

2008 North Oaks Comprehensive Plan

Estimated Timing of Sewer Flow to the Centerville Road Trunk

Year	Commercial Acres	Dwelling Units	FLOW gpd
Existing	7.3	199	65,476
2010	7.3	361	109,864
2015	7.3	444	132,606
2020	7.3	527	155,348
2025	7.3	564	165,486
2030	7.3	601	175,624

Source: MFRA

It is anticipated the City will continue to grow at an average of 30-40 new households per year to the year 2030, although certain portions of the East Oaks PUD may develop at an accelerated pace.

Table 18 shows the anticipated sewered population, households, and employment projections based on the areas to be served as indicated on Map 15.

TABLE 18

2008 North Oaks Comprehensive Plan

Future Sewered Population, Households, Employment & Flow Projections **Wastewater**

	Population	Households	Employment	Wastewater GPD
Existing	1,338	473	1,175	188,352
2010	1,812	642	1,175	234,658
2015	2,051	725	1,200	258,650
2020	2,287	808	1,225	282,642
2025	2,391	845	1,250	294,030
2030	2,496	882	1,275	305,418

Source: Metropolitan Council / MFRA

I. SANITARY SEWER - POLICIES

1. Individual on-site sewage treatment systems will continue to be the primary method for the treatment of domestic sewage. Regulation will be established by city ordinances which contain adequate, up-to-date standards to ensure the protection of health, safety, and welfare.

2. The City shall continue to promote the education of its citizens on the proper use and maintenance of individual sewage treatment systems through educational articles in the local newspaper and the distribution of federal, state, and Ramsey County informational brochures and other information.

3. For future developments in the East Oaks PUD area, the subdivider may utilize centralized sanitary sewer depending on sewer accessibility and sewer line capacities.

4. Subdividers shall install—at their expense—all sanitary sewer facilities according to City standards and in compliance with City ordinances.

5. A sewer district or the extension of an existing district will be established by the City for each area to be served by central sewer. If a sewer district encompasses an area larger than the area of a proposed subdivision, sanitary sewer facilities shall be sized to serve the entire area. The City may combine districts for purposes of efficient management and cost allocation.

6. All costs, after a district's system is installed, shall be prorated to those lands within the district.

7. The City, at its option, may require the subdivider to transfer, at no cost, ownership of the entire centralized sanitary sewer system to the City who may contract for/or assume responsibility for the inspection and maintenance of the system.

8. The City shall adopt the standards established by the MPCA for the installation of the centralized sanitary sewer system within the City. Inspection and maintenance of the sanitary sewer system shall be done in accordance with MCES standards. Inspection shall include televising the main lines to visually check for breaks, leaks and tree roots, dirt, or other obstructions that may require maintenance and/or repair. Manholes and lift stations shall be checked for proper and safe operation. Flow tests shall be conducted to detect presence of infiltration. If infiltration is noted, the source shall be found and corrected. Certification will be provided by the City that these inspections were performed and any defects shall be corrected.

9. The City shall continue to enforce the policies identified in Ordinance 93 (codified sections 152.065 and 152.066) which detail the design standards and required improvements for new subdivisions. The City will also regulate the impact of development on surface water quality by enforcing the standards in Ordinance 75 (codified as Chapter 154) which control erosion and sediment build up.

10. Through Ordinance 75 (codified as Chapter 154), the City shall encourage the use of low or no phosphorus fertilizers throughout the City.

J. WATER SYSTEMS - BACKGROUND

In keeping with the rural nature of the community, it is intended that the low density land uses will be served by individual wells. Connections to a public water system may be required when a water system is readily available. Large lots are laid out to provide adequate separation between the individual wells and the individual on-site sewage systems. The Metropolitan Council Systems Statement for North Oaks determined the City is not required to prepare a Water Supply Plan.

K. WATER SYSTEMS - EXISTING AND PROPOSED FACILITIES

Most single family residences are served by individual water wells. Wells are installed according to state standards. Chippewa Middle School, Kinder-Care Learning Center, the Lake Johanna Volunteer Fire Department, are institutions along Hwy. 49 (Hodgson Road) that have direct connects to and receive water from the City of Shoreview.

Map 16 shows the locations of private water systems. The first common water system installed in the City was at the Charley Lake Condominiums. The system utilizes a private, common well and provides domestic water service only. It is owned and operated by the Charley Lake Home Owners' Association. An inactive water system is located in the Lake Estates single-family project. The distribution system was installed by the developer; however, a source of water has not been available and therefore all existing homes have installed private wells. The Village Center Commercial Area also has a common water system, but contracts with Shoreview municipal water system as a water source. The Village Center system provides domestic water service and fire protection.

A common water system has been constructed on the southeast side of Gilfillan Lake to serve 61 single family homes. The system became necessary due to groundwater contamination from the County Highway 96 dump site in White Bear Township. A 1993 decision document issued by

the Minnesota Pollution Control Agency (MPCA) stated the responsible parties for the dump site will ultimately be held responsible for clean up costs. The water source is through an extension of the water system which serves the medium density zoned developments of The Summits, The Pines and The Southeast Pines. Water for the entire system is provided by a connection to the White Bear Township water system.

Some of the developments in the East Oaks PUD Area are or will be served by private water systems that connect to the White Bear Township water system.

L. WATER SYSTEM - POLICIES

1. Individual wells will continue to be the primary source of domestic water service.

2. All wells will be designed, located and constructed in strict compliance with current regulations of the Minnesota Department of Health.

3. In future medium density, mixed residential, and mixed use areas, the city may allow the subdivider to utilize common water systems, and use neighboring public water systems as a water source.

4. Subdividers shall install, at their own expense, all common water systems according to current Minnesota Department of Health standards.

M. PARKS, RECREATION, AND OPEN SPACE PLAN - INTRODUCTION

The purpose of this Park, Recreation and Open Space Plan is to guide development of existing and future parks, recreation and open space lands and to preserve and protect the existing natural resources of the City. This element serves as a long range plan to provide passive and active recreation facilities to meet the needs of the citizens of North Oaks.

The City of North Oaks is recognized for its unique natural landscape. The landscape—made up of oak forests, lakes, wetlands and rolling topography—plays a crucial role in the quality of life of the residents and in the natural systems of the region. The enjoyment and preservation of this special landscape is integral to the purpose of the Park, Recreation and Open Space Plan. This marvelous asset so close to the urban center contributes to North Oaks being a desirable place to live. In surveys, residents have defined the most important qualities of North Oaks as a private rural setting with large lots, wetlands, uplands, forests, open space and wildlife.
The Park, Recreation and Open Space Plan also includes a large conservation area in the East Oaks PUD as proposed by the land owners of the East Oaks area.

The process of parks, recreation and open space planning has included many meetings, citizen committees, surveys and reports. The information and recommendations in this element of the Comprehensive Plan incorporates information from many sources including:

1. The North Oaks Recreation Plan, November 1996, prepared by Sanders, Wacker, Wehrman, Bergly, Inc.
2. East Oaks PUD

It is recommended the HOA's utilize these reports when determining specific site-by-site long range plans and parkland improvements.

N. PARKS, RECREATION, AND OPEN SPACE - BACKGROUND

The City of North Oaks has some unique characteristics that affect park, recreation and open space planning. By deed restrictions on all property, all recreation land and roads are owned by a home owners' association. All facilities within a home owners' association are for the residents of the home owners' association and their guests. Home owners' associations own, manage, maintain, plan and develop their recreation areas and trails. All persons who purchase land within a home owners' association boundary are automatically members. Each association arranges for maintenance of their recreational areas with a private contractor. The cost of the service is paid for in the annual assessment of association members.

Subdivision Ordinance 93 (codified section 152.052) provides that a maximum of 10 percent of the land in subdivisions presented for approval be set aside for parks, playgrounds and recreation purposes. Recognition and delineation of the recreation and open space areas by city ordinances assures their continuity. Zoning Ordinance 94 (codified as Chapter 151) provides for a Recreation District (R) and states the permitted uses. The Existing Zoning Map shows the location of the R Districts (see Appendix A, Map 7).

The East Oaks PDA defines all park and trail dedications required in connection with each East Oaks PUD Area. The East Oaks PDA is the controlling document with regard to park and trail dedications in the East Oaks PUD Area and the 10% requirement outlined herein does not apply. The recreation areas provided for in the East Oaks PDA meet or exceed the City requirements.

O. PARKS, RECREATION, OPEN SPACE - EXISTING

Existing Park, Recreation and Open Space

Park, recreation and open space planning begins with inventorying and assessing existing parkland facilities. There are approximately 1300 acres of existing parks, recreation and open

space; a 168.98 acre private golf course; and 997.5 acres of open water in the City of North Oaks. Appendix C identifies the individual existing park, recreation and open space facilities. In addition to the existing private recreation lands, Appendix C also identifies existing cultural and natural resources. Table 19 summarizes the existing park, recreation and open space sites by location, use, and sizes. Table 19 is to be used with Map 18 which illustrates the location of existing recreation areas within the City. A summary of the facilities by home owners association is as follows:

1. *Charley Lake Home Owners' Association.*
   A 19 unit condominium association has no active or passive parkland areas, but is surrounded by ample open space owned and maintained by the CLHOA.

2. *The Pines*
   Like the Charley Lake development, the Pines HOA owns and maintains the open spaces around the units within the development.

3. *North Oaks Home Owners' Association.*
   The North Oaks Homeowners Association (NOHOA) is the primary overseer of parkland within North Oaks. Their facilities include:

   (a) **Eastern Recreation Area** (site #8) – 5 acres located at the intersection of East Oaks Road and Duck Pass Road. Area includes:
   - East Recreation Building – has large meeting room and kitchen facilities. Can be reserved for use by NOHOA members for community needs and can be rented by NOHOA members for private parties
   - Seven outdoor tennis courts and tennis practice wall
   - Playground equipment
   - Picnic tables
   - Basketball hoop and practice court
   - Softball diamond

   (b) **Western Recreation Area** (site #1) – 22 acres located on West Pleasant Lake Road near Red Barn Road. Area includes:
   - Warming House – used during winter by hockey and ice skaters. Can be reserved for use by NOHOA members for community needs and special events (such as the Community Fair and Garden Club Sale) at other times of the year.
   - Two lighted hockey rinks
   - Recreational ice skating area
   - Playground equipment
   - Three soccer fields
   - Two baseball diamonds

- Volleyball court
- Basketball Court

(c) **Southpointe Recreation Area** (site #33) – 15 acres located east of Village Center Drive. Area includes:
- Two baseball diamonds
- Two soccer fields

(d) **Lake Estates Recreation Area** (site #30) – Approximately 1 acre located at intersection of Lake Court and West Lake Drive. Area includes:
- One tennis court
- Playground equipment

(e) **Bobolink Recreation Area** (site #13) – 2 acres located on West Pleasant Lake Road at intersection of Bobolink Lane. Area includes:
- Baseball diamond
- Small soccer field

(f) **Pleasant Lake Beach** (site #7) – 7 acres located on the northern side of Pleasant Lake at the end of Sandpiper Lane. The beach closes ½ hour after sunset. Area includes:
- Swimming beach with docks and raft
- Picnic tables and grilles
- Playground equipment
- Boat landing
- Canoe storage
- Sailboat mooring
- Shuffleboard court

(g) **Deer Hills** (site #29) – Approximately 1 acre located at the intersection of Centerville Road and Deer Hills Drive. Area includes:
- Two tennis courts
- Basketball court
- Playground equipment

(h) **Mary Hill Park** (site #6) – A scenic garden park with picnic tables and benches located on the northwest corner of Pleasant Lake at the end of Eastview Lane.

(i) **Ponderer's Point Park** (site #34) – A scenic park with a covered bridge located between Bent Tree Lane and North Mallard Road.

(j) **Wilkinson Recreation Area** (site #37) – The newest park in North Oaks contains a concert bandshell, community gardens, picnic shelter and sports field.

Recreation areas originally called "Scenic" were first designated in North Oaks Zoning Ordinance 27 enacted in 1965 (sites 2, 3, 4, 5, 6, 7, 12, part of 18, and 19). In 1972, the North Oaks Company designated certain additional lands for active and passive recreational use to fulfill the subdivision Ordinance 59 [now Ordinance 93 (codified as Chapter 152)] requirement that up to 10% of each subdivision must be set aside for recreation land use. These areas are solely for recreational use with ownership, development, and maintenance to be provided by NOHOA for all land within its boundaries (see Appendix A, Map 2). Active recreation use was defined as land designated for specific athletic programs or activities including but not limited to swimming beaches, ball fields, skating rinks, tennis courts and playgrounds. Passive recreation use was defined as land reserved for aesthetic value, gardens, wildlife habitat, trails, open park areas, and similar needs of the community (see site numbers 1, 8, 9, 10, 11, 13, 15, 16, 17, part of 18, 20, 21, 22, 23, 24, 25, 26 27).
The complete inventory of parklands listed above is sufficient to fulfill existing community park needs. Development of the East Oaks PUD Areas may include additional open space dedications as required by the terms of the East Oaks PDA to serve the new homes being created through development. Such areas may be owned and maintained by an HOA. Legal title is transferred after the land becomes part of a Registered Land Survey.

Recreation activities within the NOHOA area are planned by a committee chaired by a member of the Association's Board of Directors. The committee consists of volunteers each of whom coordinates a specific sports program. Deer Hills HOA plans its own recreation programs. Opportunities are available for all ages to participate in active and/or passive sports.

Existing Trails
There are two types of existing trails in North Oaks:

1. Natural surface (grass/gravel) trails located around open space areas and three lakes.
2. Blacktop paths located as extensions of one side of the roadway surface.

TABLE 19

2008 North Oaks Comprehensive Plan
Existing Parks, Recreation and Open Space
(Refer to Map 18)

Facility	Map	Acres /

	Reference	Feet
Community Parks		
West Recreation Area	1	23.14
East Recreation Area	8	5.68
Pleasant Lake Beach	7	7.22
Wilkinson Lake Recreation Area	37	8.34
Southpointe Recreation Area	33	13.20
TOTAL COMMUNITY PARKS		57.58
Neighborhood Parks		
Nord Circle	4	2.16
Lake Gilfillan	9	3.35
Bobolink Field	13	2.42
Deer Hills	29	2.25
Lake Estates	30	1.02
Summits Park	35	5.00
TOTAL NEIGHBORHOOD PARKS		16.20

(table 19 continued)

Facility	Map Reference	Acres / Feet
Open Space		
South Long Marsh	2-3	67.76
Nord Circle	4	40.00
Deep Lake to Pleasant Canal	5	13.47
Island Road at W. Pleasant Lake	10	1.05
Ski Lane/East Oaks Road	11	5.43
South Deep Lake	12	23.90
West Lake Gilfillan	17	1.14
North Deep Lake	18	14.80
Red Maple Lane	19	1.94
Main Entrance Ponds	21	2.00
North Long Marsh	22	85.10
Northeast Pleasant Lake	23	15.55
Red Maple Marsh	24	28.00
Northwest Shore Deep Lake	25	13.48
Northeast Shore Deep lake	26	37.45
Around Wilkinson Lake	27	107.00
Deer Hills	28	11.62

Larkspur Lane	31	2.00
TOTAL OPEN SPACE AREAS		471.69
Trails		
There are currently approximately 23 miles of interconnected trails, most of which are grass, woodchip or gravel surfaced.	na	na
Special Use Parks		
Hill Farm Historical Site	36	5.60
Island Road Trail Access	32	1.50
Mary Hill Park	6	9.63
North Oaks Golf Course	14	167.00
Pleasant Lake South (St. Paul water utility)	15, 16	3.30
Pleasant Lake West Access	20	1.00
Ponderer's Point	34	2.00
TOTAL SPECIAL USE AREAS		190.03

Source: Approved plats for development, and the 1972 Agreements among NOHOA, the City, and North Oaks Company. Acreages calculated utilizing Ramsey County GIS data

Classification System.
The following classifications are used to describe the general characteristics of existing and future recreation areas in the City of North Oaks:

Community Parks – An area of diverse recreational facilities that serves the entire community. Community parks may provide athletic facilities, tot lots, special natural features, or be the focus of community festivals or events. Community parks provide facilities for organized recreation programs although unorganized play areas may be available.

Neighborhood Parks – An area designated to provide recreation and open space to neighborhood units. Neighborhood parks may provide for non-organized recreation, children's play areas, court games and passive activities within easy walking distance from home.

Special Use Parks – Areas within the community that serve a very specific purpose such as providing a special facility or preserving a unique feature. Park sites not owned by a home owners' association or the City are also classified as Special Use Parks. Examples of these types of facilities include historic sites, the golf course, and the proposed North Oaks Company Protected Lands.

Open Space Area – Areas set aside to preserve, protect and manage natural or cultural environments. Conservancy areas may include wetlands, woodlands, prairie, or other sensitive and unique areas.

Trails – Trails are designated routes for continuous movement, or connections between facilities that include walking, running, biking, cross country skiing or other related activity. Trail corridors include the trail and designated right-of-way.

Organized Recreation Programs.
The following organized recreation programs involve continuous participation by residents, but generally rely on neighboring community participation as well to establish a strong, viable program base.

1. *Little League Baseball* - Little Lakes Little League includes North Oaks as well as Shoreview, Arden Hills, Roseville, New Brighton, Vadnais Heights and Moundsview. Historically the League has utilized the West Pleasant Lake fields, representing 8.8% of their field per day usage compared to all other participating communities.

2. *Tri City Youth Baseball Association* - the Tri City Baseball Association (along with other area organizations) organizes the American Legion, VFW, and Babe Ruth baseball teams for the surrounding areas. North Oaks resident participation on these teams varies greatly from year to year. Of the 90 league participants in 2007, 12 (or 13%) were identified as being from North Oaks. The main facilities used by these teams are located outside of North Oaks at Irondale High School and St. Anthony High School. Yearly funding and an overall lack of adequate and affordable fields impact the number of teams formed in all divisions each year.

3. *Moundsview Softball Association (MSVA)* – In 2007, approximately 200 girls (12 of whom were from North Oaks) participated in the MSA's summer season on 17 different teams. Participation is open to all girls ages 7 to 19 living or attending school in the Mounds View School District 621 attendance area. Involvement is expected to remain steady over the next ten years according to the association. The MSVA does not use any fields in North Oaks as most of their teams play at the Rice Creek Fields and Turtle Lake Elementary School in Shoreview.

4. *North Suburban Soccer Association (NSSA)* - The NSSA provides a full soccer program to boys and girls ages 8 to 19 residing in North Oaks, as well as Shoreview, New Brighton, Arden Hills, and other communities. Participation has remained fairly consistent over the years (1774 kids enrolled in 2007). North Oaks had 157 youths participate in the NSSA in 2007 representing 8.8% of the league. Of this, 52 were boys and 105 were girls. Most participants from North

Oaks are young (under 16 years old) with the largest participation group currently being under 8 years old (33 participants in 2007). NSSA uses 36 fields—two of which are in North Oaks at Southpointe. Both fields are used on a daily basis Monday through Thursday.

5. *White Bear Soccer Club* - Similar to the NSSA, the White Bear Soccer Club typically fields over 100 teams with over 1,500 youth participants. Their program begins with a micro level under 5 up to under 19. Significantly, a large and growing percentage of girls are participating in both separate and coed teams, depending on the age level. Since the North Oaks population within the White Bear District is currently rather small, the North Oaks representation is very small relative to the total league participation. However, with most of the growth occurring in the White Bear District, this is expected to increase. There are currently no fields available for the WBSC in North Oaks.

6. *White Bear Lake Community Services* - A function of the White Bear School District, the Community Services Department organizes a variety of recreational programs for area youth, including fall soccer, baseball, softball, T-ball and basketball. Data since 2004 suggests that approximately 80 North Oaks residents per year can be expected to take advantage of these activities. However, participation is expected to grow as development occurs in the district.

7. *Football & Rugby* - With a resurgence of interest in football in North Oaks, a football field was provided in the mid 90's for use by 20 North Oaks players belonging to the North Suburban Football League (encompassing Shoreview, New Brighton and Arden Hills). Field usage was three to four times per week, including one game. In recent years, the Moundsview Rugby Club and the North Oaks Rugby team have also used the Southpoint and Western Recreation Area fields for games and practices.

8. *Skating Programs/Hockey League* – NOHOA oversees access to the city ice rink which is used for a variety of activities including hockey practices and free skating time. Organized group activities require at least one North Oaks resident be involved in the activity for access to the rink.

9. *Tennis Programs* – The North Oaks tennis program is contracted out to an outside professional who oversees the club and league activities. On average, it is estimated that up to 100 adults and 140 children take part in the club each year. Since this is a broad age based active recreation activity, any recreation facility planning should monitor the trends and growth of this activity and account for such growth as the population increases.

10. *Local Youth Recreation Programs* - The North Oaks Home Owners' Association organizes several recreational programs each year intended solely for the residents of North Oaks, including ice skating, micro and mini soccer, T-ball, a lacrosse league and maintaining a swimming program at the Pleasant Lake Beach. These programs sometimes compete with other programs offered by other organized recreation groups and therefore the participation in these programs fluctuates with the availability and quality of programs outside the community.

Facilities Available Outside the Community to North Oaks Residents.
Many facilities suitable for a larger population base are within a reasonable distance and are available to the residents of North Oaks. The following facilities augment the recreational opportunities for residents:

FACILITY	ACTIVITY
Shoreview Community Center	Pool, Gymnasium, Exercise
Lexington Range	Archery
White Bear Sports Center	Skating Rink, Racquetball, Aerobics
Lifetime Fitness	Pool, Tennis, Racquetball, Exercise
YMCA - Northeast; White Bear	Pool, Gymnasium, Various Activities
YMCA – Northwest; Shoreview	Pool, Gymnasium, Various Activities
White Bear Lake (Ramsey County)	Beaches, Boating, Fishing
Turtle Lake (Ramsey County)	Beaches, Boating, Fishing
Regional Ramsey County Parks System	Eight Parks & Open Space
St. Paul Water Utility, Twin Lakes	Fishing, Picnicking

The Chippewa Middle School, located on Hwy. 49 (Hodgson Road) in western North Oaks has a swimming pool where community swimming programs for all ages are conducted year-round after school hours. Additional recreational opportunities are available through the Mounds View and White Bear School Districts which serve the City of North Oaks.

Regional Parkland.
There are no parks, open space, or trails within the City of North Oaks under the jurisdiction of Ramsey County or metropolitan regional parks. However, there are three public parks adjacent to the city's borders located in other municipalities.

- **Poplar Lake Park** on the northwest border located in White Bear Township and Shoreview. This park is administered by Ramsey County.
- **Turtle Lake Park** in Shoreview across Hwy. 49 (Hodgson Road) from Chippewa Middle School. This park is administered by Ramsey County.
- **Gilfillan (Sucker Creek) Park** located in Vadnais Heights on the southern boundary of North Oaks. This land is owned by the St. Paul Water Utility.

In addition to these three parks, Ramsey County does provide a system of regional & county parks, trails and other open spaces that are available for use by North Oaks' residents. The Ramsey County facilities are part of the Twin Cities Metropolitan Area Regional Recreation

Open Space System coordinated by the Metropolitan Council. Ramsey County is one of ten implementing agencies responsible for the acquisition, development and operation of the regional system. Ramsey County owns and operates five regional trail corridors (Rice Creek North, Rice Creek West, Highway 96, Birch Lake and Burlington Northern) and three regional parks (Long Lake Vadnais-Snail Lakes and Bald Eagle-Otter Lakes) within four miles of North Oaks. In addition, Ramsey County owns and operates eight county parks within a four mile service area.

Conservancy/Open Space

In conjunction with the East Oaks PUD approval, the North Oaks Company dedicated approximately 885 acres of protected land. The land will be owned and managed by the North Oaks Company or its successor and is intended to be perpetually managed as a conservancy area. The developments rights for the conservancy land are to be held in perpetuity by the Minnesota Land Trust. Within the protected land, future uses shall be limited to those uses which preserve the natural environment and are consistent with the goals and operatives of the protected lands (as permitted in easements or other agreements to which the city is a party or has consented). The detailed open space easements over the protected land have identified the following allowable uses:

Conservancy Lands	620 ac.
Agricultural Lands	220 ac.
Agricultural Land Allowable Building Area	45 ac.
TOTAL	885 ac.

The conservancy lands incorporate a linear trail system (some of which have limited access during environmental studies) which connects to the citywide park and trail system. The conservancy lands preserve natural resources, wildlife habitats, unique vegetation, and agricultural lands in the East Oaks area. Documents which describe the protected lands and their conservancy management plans are available at City offices. Uses within the protected lands are described in open space easements, and may include open space, trails and agricultural uses.

P. FUTURE PARKS, RECREATION, AND OPEN SPACE

Future park, recreation, open space, and trail facilities (identified on Maps 20 and 21 in Appendix A) are described in the following text.

Introduction and Summary.

Future park, recreation and open space planning relies on a knowledge of existing facilities, an analysis of community recreation needs and wants, a demographic profile, and an assessment of

lands available to meet future park recreation and open space needs. Both the Parks/r Report and the 1996 North Oaks Recreation Plan assessed future parkland needs. Their purpose was twofold;

1) To guide maintenance and development of existing recreation and trail areas; and
2) To identify future recreation, open space and trail needs, and sites in the remaining 1,650 acres of then undeveloped land (since developed as the East Oaks PUD Areas).

These park plans are on file at the City offices for reference purposes. In this section of the Comprehensive Plan, recommendations from each report will be combined to identify future active and passive recreation priorities.

The North Oaks Recreation Plan outlined general recommendations for future active recreation and open space needs denoting trails, linear parks, and preservation of wildlife habitat as the highest priorities. The 1996 North Oaks Recreation Plan was used and referred to determine the agreed-upon location for future parks and trail dedications for the remaining undeveloped lands. The locations of future parks and trail dedications were incorporated into the East Oaks PDA. The East Oaks PDA outlines the following active and open space areas:

(a) 10 acre Community Park which has been completed in the East Wilkinson Area.

(b) 5 acre park originally to be located in the North Deep Lake Area (Rapp Farm) is now located in the East Wilkinson (Villas of Wilkinson Lake) Area.

(c) 2 - 3 acre park in Wildflower (Peterson Place) which has been completed.

(d) 5 acre park in Red Forest Way (North Black Lake) for passive recreation.

Americans With Disabilities Act.
The 1991 passage of the Americans with Disabilities Act (ADA) placed a responsibility on all places of public accommodation—including recreational facilities—to provide equal access to facilities for the physically disadvantaged. Planning of future facilities and the review of existing facilities needs to account for the requirements of ADA. This becomes a necessary component of any planning process involving recreation.

Gender Based and Adult Activity.
Recent trends indicate an increasing participation in girl team sports including hockey, softball, soccer and basketball among others. This growing trend must be recognized to ensure an adequate supply of facilities is available to minimize scheduling challenges amongst many competing organizations.

Recognizing Trends.
Certain activities ebb and flow in popularity, new activities replace old ones, and new participant groups form where none existed before. These trends will affect North Oaks and must be

considered when planning recreation facilities. Changing trends call for development of flexible facilities that can be adaptable to such trends.

Demographic Trends.
There are approximately 400 future households planned for the City of North Oaks (see Table 7). A household size of 2.8 has been used throughout this Comprehensive Plan to estimate future populations. Using 2,122, dwelling units as the figure for full development, it is projected the future population will be approximately 6,111 (see Table 9).

A population's age and income range, along with the existing and planned land use pattern, influence community decisions on the types and locations of park and recreation facilities. In North Oaks, both the 1965 and 1970 census indicated the City was a child-raising community with a large percentage of the population in the 5-19 and 35-44 year age brackets. The 1980 and 1990 census began a trend of decreasing persons per household with a large percentage of population in the 18-54 year age bracket. According to the 2000 Census, the median age of the community is 44, and only 36.3% of the population is less than 35 years in age. This trend toward an older demographic distribution is expected in North Oaks and is consistent with many maturing suburbs throughout the metro area.

Parkland Standards.
The National Recreation and Park Association (NPRA) has developed standards that are intended to be used by communities to guide active recreation planning. Unfortunately, NRPA standards have been based primarily on average community profiles, densities, and demographic characteristics that are wholly inconsistent with the way North Oaks has developed. For example, North Oaks is uncommon given its large residential lots, low density, rural type roads without sidewalks, large areas of woods, some prairie areas, a large lake located in the west central area of the city, and five smaller lakes located throughout the community. Families with above average incomes, an increasing number of middle and older age residents, and child population are other a-typical factors influencing parks/recreation planning in North Oaks. The unusually large lot sizes extend the distance a person needs to walk to reach a park/recreation facility, and decreases the overall population density within the city. Prairie areas offer space for active recreation, and wooded areas provide great settings for parks and trails. Finally, the lakes limit the circulation within the City. All of these factors affect how the NRPA standards apply to North Oaks. The 1997 North Oaks Recreation Plan identified future parkland needs based on a North Oaks community profile and was used to develop the terms of the East Oaks PDA. All three of these documents should be referenced for future park planning.

Tot lots, with the exception of those provided within larger parks or at gathering areas (Western and Eastern Recreation Areas, Lake Estates and Pleasant Lake Beach), have not been provided for in past recreation planning because children served by tot lots could not safely access them. Additionally, individual families in North Oaks are typically capable of providing these facilities more conveniently and more safely on their own property. Tot lots may be desirable in future

mixed residential and mixed use neighborhoods, and they can also be accommodated within mini-parks.

Recreation Planning Objectives.

A. Active recreation planning should focus on the following objectives:
Local recreation trends show strong support for active recreation activities. Opportunities to participate in organized sports programs come primarily from the two school districts serving the City. In the White Bear Lake district, the programs are actively run and administered by the School District. Conversely, programs in the Moundsview school district are organized and run by the individual communities within the district. In both instances, the programs are in need of additional facilities to support the activities, and North Oaks is expected to contribute its fair share. With this in mind, the City must continue to ensure that active recreation facilities are provided to meet the needs of all future residents, and therefore the following objectives should be followed:

1. Perimeter sites at the Southpointe and Wilkinson Recreation Areas have been developed for use by the active recreation organizations that allow North Oaks to participate fully in regional programs. These locations fulfill the City's obligations to these organizations while not compromising the privacy rights of the community.
2. Active recreation facilities within the interior of the community should be reserved for:
   a. community based programs;
   b. for those programs with smaller total impact from non-resident participants; or
   c. to relieve perimeter site scheduling conflicts, such as with similar boys and girls team sports.
3. Recognize that most of the future development will be in the White Bear School District; thus a sufficient quantity of organized team facilities will be needed to accommodate the future resident participation in the White Bear programs.
4. Recognize the demographic trend that suggests an increase in the middle age and older population of North Oaks, and develop those recreational opportunities and facilities tailored to the needs of this group.
5. Recognize and incorporate new trends into the planning process that reflect the interests of the growing middle age sector of the community.
6. Develop planned active facilities to provide the needed improvements for future City neighborhoods.
7. Each new recreation area should be professionally planned for maximum flexibility and minimal maintenance. Due regard should be given to user safety, accessibility, and the ecological and environmental impacts such development would create.
8. Rely upon the uniqueness of the community in developing recreation standards that fit the profile, layout and needs of the resident population.

B. Passive recreation planning should focus on the following objective:

The 1994 Recreation Survey clearly showed residents desire for passive recreation. Of 1,148 surveys mailed to residents, 401 (35%) were returned. When respondents were asked to indicate the three characteristics they most liked about living in North Oaks, they most often noted Natural Resources (68%), and Safety (53%). The four activities engaged in most often were walking (86%), bicycling (63%), gardening (61%) and nature walks (60%). The four activities that showed a high frequency of utilization—together with significant satisfaction with the facilities—were hiking/walking, wildlife observation, nature observation, and utilization of the trail system. The five most important areas for future planning emphasis or investment were trails for hiking (49%), trails for biking (39%), the swimming beach (33%), cross-country ski trails (32%) and the tennis courts at the East Recreation Area (26%).

Sixty-five percent (65%) of the respondents felt is was important to acquire additional land for trails. With regard to Parks and Open Space, 60% of the respondents felt is is "very important" to have park areas within the City. Sixty-four percent (64%) felt it "very important" to have nature trails. Eighty-one percent (81%) felt it is "important" or "very important" to have undeveloped open space. These and other results indicate that "passive" or trail-based activities in a natural environment are the predominant choices of North Oaks residents.

The highest priority of current residents is clearly in the area of trails, linear parks, and preservation of natural resources. Passive recreation planning should therefore focus on the following objectives:

1. All passive recreation areas and trails should be located within the interior of the community. To preserve privacy, trails should not touch the perimeter roads of the City.

2. Recognize that a large majority of residents indicated in the 1994 recreation survey the importance of natural resources and trails. This trend is consistent with responses to an earlier recreation survey done in 1982.

3. Recognize the demographic trends indicating an increase in the number of middle age and older residents which will result in a greater need for and use of passive recreation facilities.

4. Recognize the number and importance of wetlands, moraines and uplands in the area defined by the East Oaks PDA, and the desirability of incorporating these natural features into an overall network of parks.

5. Emphasize the conservancy of the natural and cultural environment of North Oaks.

6. Recognize the need for safe roadside pathways.

7. Each existing and new recreation area should be professionally planned for maximum flexibility and minimal maintenance. Due regard should be given to user safety, accessibility, and the ecological and environmental recreational development would create.

8. Develop educational/awareness materials for new and existing residents regarding appropriate natural site design concepts, landscaping for wildlife retention, and living within a natural environment.

9. Acquire and develop the trails identified herein, specifically for the east and north sections of the City.

10. Develop trail standards for both existing and proposed trails.

Passive Recreation: Future Trails & Parks.
NRPA does not recommend development standards for passive recreation areas because such facilities do not have specific requirements like active areas (i.e. specific field sizes). After discussing how to approach the planning and designation of passive recreation areas (including trails), the following guidelines are suggested.

1. Analyze the natural characteristics of the community

Consider the topographical characteristic (flat or rolling), woodland characteristics, prairie, wetland or upland characteristics, the nature of soils, terrain, and hydrological cycles, solar and cardinal orientation, presence and interaction of flora and fauna.

2. Apply the principles of landscape ecology

These principles include:

a. ***Connectivity.*** Passive areas should connect, not fragment the various ecosystems (the interrelatedness of living organisms to their environment and to each other). Wetland should connect to uplands, natural openings and forest fringes should connect to maintain ideal habitat quality for plants and animals. By maintaining connections, the movement of animal species to and from shelter, food and water is facilitated, and the uplands acts as a filter for water flowing towards wetlands.

b. ***Interior, Fringe and Open Space.*** Each plant and animal specie needs specific habitat qualities to survive – food, water and shelter in a spatial relationship that is ideally suited to their needs. For example, some animals and birds prefer the interior of a wooded area where the tree canopy is dense; others such as deer live on the fringes of wooded and shrub areas; and still others such as bluebirds prefer open prairie. Specific birds and animals live in trees; other spend most of their lives on the ground, underground or in open water or marshes. To survive, certain plants need shaded conditions afforded by a dense forest while other plants need full or partial

sunlight. Indigenous (native) species should be encouraged by maintaining or enhancing the critical habitat elements that presently exist.

c. ***Biodiversity.*** To maintain biodiversity (the presence of a variety of plants and animals) of indigenous species, proper principles of connectivity and open space (both on the interior and fringe) must be followed. By maintaining various habitats and connecting ecosystems, biodiversity will occur. To avoid the introduction of non-native species, care should be taken in changing the relationship between interior and fringe open spaces.

3. Trail Planning Concepts

As discussed in the landscape ecology principles identified above, the passive recreation plan will also need to incorporate human interaction with the natural environment in order to be appreciated. Trails have always been the mainstay for resident enjoyment of the natural environment. The following planning concepts should be considered in the development of passive areas to maximize enjoyment by residents.

a. ***Provide a Variety Of Spatial Experiences***
Trails should weave inside and outside the fringes of space, move up and down, and take advantage of interior enclosing spaces as well as exterior open spaces. Curvature will add interest and suspense to what lies ahead.

b. ***Concept of Vista and Spatial Dimension***
Locate the topographical "windows" into the landscape that allow users to appreciate the dimension of the open space over both small and large visual expanses.

c. ***Exploration of Boundaries***
Trails should move through edges and along edges of interior and exterior space (for example, at the edges of wetlands, the boundary of the woodland canopy, along ridges and creeks, within an enclosing woodland canopy, etc).

d. ***Connectedness of Experience***
Trails should join the variety of landscapes in a connected, continuous pathway; preferably in a single loop or a series of clustered loops. Dead end trails should be avoided except to showcase a natural feature or vista.

e. ***Design for Appropriate Use***
Trail qualities vary based on their intended use. Identify the type of use appropriate to the trail, and make the trail appropriate to the landscape. For example, a bicycle trail is necessarily different than a walking trail, and the speed with which one moves through the open space will affect its placement, design, and even the level of appreciation of the natural environment. Respect the natural topographical features

by placing trails parallel to contours, avoid steep slopes, loose soils, drainage ways, and wetland fringes.

f. ***Maintain Privacy***
Construction of new internal trails should not include connections to external regional trails to maintain the privacy the community enjoys.

The exact location for future trails will be determined as part of the development review process. A key recommendation from all citizen reports and surveys has been to develop future trails, parks and preserve natural resources. Each park site has important natural resources (i.e. mature stand of trees), and thus the preservation of these resources is encouraged as part of future subdivision design. Each subdivision will be required to provide an internal trail system which connects to the primary community-wide trail system. All future trails should be designed to meander within a subdivision. Trails located on a road will not be allowed.

To complete the City's comprehensive trail system, the following segments will need to be added in the future as opportunities arise:

Section A. The Hill Farm Trail (Black Lake to Carlson's Mussa)
The Hill Farm Trail extends from Black Lake along the base of the wooded hillside and adjacent to the wetland area near the Hill Farm. The Hill Farm is an important historic site. From an area near the Hill Farm, the linear park/trail goes in two directions to connect both end of Carlson's Mussa. The exact location of the trail connections should be coordinated with future development so that both the trail and the home sites can be developed in the best possible manner.

Section B. The Carlson's Mussa Trail (Around Carlson's Mussa)
The Carlson's Mussa Trail extends the linear park system around Carlson's Mussa and includes the wooded area between Carlson's Mussa and Deep Lake. Carlson's Mussa is one of the most beautiful areas in North Oaks, and one of the City's most important natural resources. The area contains rare plant communities and diverse wildlife habitat. The development potential of adjacent land is very high and will require unusual care and sensitivity in order to preserve the natural resources of this area. A trail corridor is recommended between the wetlands of the Mussa and the upland area because of the special quality of this natural resource.

Section C. North Wilkinson Lake Trail:
The North Wilkinson Trail extends from North Deep Lake Trail northeasterly to the boundary between North Oaks and Lino Lakes continuing east and south along the eastern side of Wilkinson Lake and connects with trail Section G. Further extensions of the trail should be coordinated so that both the trail and home sites can be developed in the best possible manner.

Trails should be located through subdivision open space areas. On road trails should be avoided. The City will continue to require the development of a network of trailway systems around lakes, ponds and open space areas to be connected by access trail easements along the side and back boundaries of individual lots. These trailways, with neighborhood connection points, are an asset to the Community. HOAs shall be encouraged to have cooperative agreements enabling all HOA members to have access to the integrated trail system.

Future Community Parks & Neighborhood Parks

The City of North Oaks will have neighborhoods which currently are not served by active recreation areas. Two (2) future recreation areas are planned to meet the needs of existing and future neighborhoods. They are:

1. ***East Wilkinson/Villa's of Wilkinson Lake Site:*** ≈ 5 acres – The location of this new neighborhood park has been relocated from Rapp Farms to the East Wilkinson area. It will serve the needs of many of the East Oaks PUD Areas. Future facilities should include children's play equipment, open fields, court games, benches, picnic areas and access to the trail system. Facilities should be neighborhood oriented. Organized sports are not recommended for this park. This park should connect to the trail system.
2. ***Black Lake/Red Forest Site:*** ≈ 5 acres – This new neighborhood park will serve residents of the Red Forest neighborhood. Future recreation facilities shall be limited to passive recreation and informal play. Playground structures and buildings will not be allowed. This park should connect to the trail system Section C.

Future Special Use Parks.

During the future land development process, the neighborhoods of Rapp Farm, Gate Hill and Island Field may discuss the addition of a mini-park.

Q. PARKS, RECREATION, AND OPEN SPACE - POLICIES

1. Compatibility with the natural environment shall be a primary consideration in designating areas for use as parks, recreation, and open space.

2. The City of North Oaks, in connection with the East Oaks PDA, reached an agreement with North Oaks Company on the development of the East Oaks PUD Areas with regard to the appropriate land for parks, recreation, trails and open space. The City of North Oaks will continue to require other subdividers to provide sufficient appropriate land for parks, recreation, trails an open space."

3. The City of North Oaks will continue to require that a home owners' association has the responsibility of ownership and maintenance of most parks, recreation, and open space land.

4. All recreation land, facilities and roads are privately owned with an easement for the HOA and are available only to members and their guests.

5. The City will comply with accessibility requirements, wherever feasible, both for new and existing facilities.

6. The City of North Oaks will use the principles of landscape ecology for all recreation areas including: connectivity; interior and fringe open space; and biodiversity.

7. On-road trails should be avoided.

R. MUNICIPAL SERVICES - CITY GOVERNMENT

The City government's office is located in leased space in the Financial Building at 100 Village Center Drive and near the North Oaks Village Center at Highway 96 and Highway 49 (Hodgson Road). It is staffed by a full time city administrator, a part-time clerk-treasurer, and two part time office assistants. Local elections are held at the Eastern Recreation Building and Waverly Gardens.

City Council meetings are held on the second Thursday of each month at 7:30 p.m. at the NOHOA-owned Eastern Recreation Building located at 5 Mink Lane. Meetings are broadcast on cable TV Channel 16 for those who are unable to attend.

Communication to residents is maintained through a website that coordinates information for the City and NOHOA in one location (www.cityofnorth-oaks.com). Additionally, the "North Oaks News," is a local newsletter mailed monthly to all residents. Election registration and dates, animal licensing, summaries of new ordinances, individual sewage system maintenance procedures, and other information relevant to residents is included. And finally, home owners' associations distribute new-comers packets containing important information about the community that new residents should know. The city's official newspaper for legal publications and public hearing notices is the Shoreview Press.

Members of the City Council are responsible for various government functions (i.e., Acting Mayor, Police Commissioner, Fire Commissioner, Planning Commission, Finance Committee, representative to other governments and liaison to home owners' associations). The Council contracts with a weed inspector and a cable TV coordinator as independent contractors.

The City contracts annually with the following professional consultants. Each is paid on a fee basis as services are required.

- City Attorney
- City Engineer
- City Forester
- City Planner
- City Prosecutor
- Sewage System Consultant

The City also contracts with firms or individuals to handle the following specific City functions.

- Building, electrical, sanitary, and heating inspection. Inspection is covered by fees as provided for in city ordinances and charged to inspected properties.
- Domestic animal control.
- Recycling pick up and hauling.
- Roadside mowing and trimming and the erection/maintenance of regulatory traffic signs.

S. MUNICIPAL SERVICES - LAW ENFORCEMENT

Ordinance 32 (codified as section 30.02) states that law enforcement shall be provided under contract agreement between the City and the Ramsey County Sheriff. The cities of Shoreview, Little Canada, Vadnais Heights, Gem Lake, White Bear Township, Arden Hills and North Oaks, all located in northern Ramsey County, contract for the Sheriff's services under separate Joint Powers Agreements. The level of service is determined by each city and costs are divided accordingly. The budget for police is the largest single item in the City budget. An appointee of the City Council serves as Police Commissioner to coordinate the program. The level of police service and the contract method adequately provides for law enforcement in North Oaks.

T. MUNICIPAL SERVICE - FIRE PROTECTION

Fire protection service is provided by contract with the Lake Johanna Fire Department Incorporated, which maintains one of its four stations on Highway 49 (Hodgson Road) in western North Oaks. The cost is apportioned to each participating city: Arden Hills, Shoreview and North Oaks. A mutual aid agreement is in effect with neighboring fire departments.

The insurance category assigned to a city is determined by the Insurance Services Office. Ratings are based on a scale of 1 to 10, with 10 being the equivalent of no protection. North Oaks rating as of July 2002 is either a 4 or a 10 depending upon the area of the City.

A member of the City Council serves as Fire Commissioner to coordinate the program. Experience indicates that the fire protection is at an adequate level.

U. MUNICIPAL SERVICES - POLICIES

1. The City of North Oaks will continue to contract for services whenever possible rather than employ permanent city employees.

2. The City of North Oaks will continue communication with residents by the use of the North Oaks News, special mailings, public meetings and cable TV programming.

3. The City of North Oaks will continue to encourage citizen participation in service to the government and community.

V. SOLID WASTE

Each home owner contracts with a private hauler for the removal of solid wastes. Ordinance 5 (codified as sections 93.01 through 93.07) along with Zoning Ordinance 94 (section 151.030) outline provisions and standards for refuse storage. Zoning Ordinance 94 (section 151.032) regulates smoke, dust, odors and noise. The city contracts with a private hauler for monthly recycling services for all residents.

W. ELECTRICITY, GAS, TELEPHONE AND CABLE TELEVISION

The City of North Oaks is provided electricity and natural gas by Xcel Energy with the exception of the Deer Hills development which is supplied with electricity through the Anoka Electric Cooperative. Telephone service is supplied by Qwest, and cable service is provided by Comcast (TV, Internet, home alarms).

The restrictive covenants attached to each lot owner's real estate deed provide that the North Oaks Company shall have an easement—which it may assign in whole or in part to the North Oaks Home Owners' Association or to individual public utilities—to install electrical and telephone lines. The lines within North Oaks have been installed pursuant to said easement. The natural gas and electricity lines are installed pursuant to the same easement provision and as

specified in Ordinance 78 and 79 (codified as TSO I). Cell towers are only allowed within areas guided for Limited Industrial development.

In addition, section 152.066 of Subdivision Ordinance 93 (codified as Chapter 152) provides for easements at least 12 feet wide adjacent to each lot for utilities. Since 1968, all electrical and telephone distribution lines have been installed underground.

X. EDUCATIONAL SERVICES

North Oaks is served by two school districts: White Bear Lake, Independent School District 624, and Mounds View, Independent School District 621. The majority of developed land is in the Mounds View School District. Most of the future development will be in the White Bear school district area. The White Bear Lake School District's jurisdiction includes about a third of the total area of North Oaks. (See Appendix A, Map 17 - School Districts & Voting Precincts). Both school districts bus students to their assigned schools. Both school districts offer special education, alternative, and summer programs. Each has a community education program for adults.

North Oaks students also attend parochial schools serving the northern suburbs and private schools in the metropolitan area. Many of these schools offer transportation service

CHAPTER 4 – IMPLEMENTATION

CHAPTER IV - IMPLEMENTATION

A. INTRODUCTION

In 1999, the City approved the East Oaks Planned Unit Development which established the development pattern for all remaining undeveloped land within the City. Development of the East Oaks area is occurring as stipulated by the approved East Oaks Planned Unit Development (PUD) and the associated Planned Development Agreement (PDA) narrative. The success of the East Oaks PUD to date has prompted the City to adopt very few changes to the overall vision and direction established in the 1999 Comprehensive Plan. Consequently, implementation of this plan will not require any substantial amendments to code or further actions by the City. Instead, the City will remain focused on implementing the East Oaks PUD as approved, and amending the city code when necessary to achieve the goals and policies contained within this plan.

B. OFFICIAL CONTROLS

The relatively few changes to this comprehensive plan since the last update in 1999 dictate that few changes are needed to the City's official controls. However, in an on-going effort to preserve the physical and environmental characteristics that define North Oaks, the City will continually review its local ordinances to ensure proper controls are in place to achieve the goals outlined in this plan. Examples of topics that will be continually assessed are the treatment of invasive plant species such as Buckthorn and the protection of the City's tree cover through tree preservation requirements. Additionally, the City will continue to review and update this plan on a regular basis. Periodic amendments to the Plan may be initiated by citizens, land owners, the Planning Commission and/or the City Council. All proposed Comprehensive Plan amendments require a Public Hearing.

C. CITY FINANCES

[In light of the recent turnover at the City Manager position, this section will be updated after consultation with the incoming interim manager].

D. CAPITAL IMPROVEMENTS PROGRAMMING

Capital improvements programming involves identifying major public facilities or activities needed to serve existing development or to support future growth, and determining when these should be provided and how to pay for them. Officials of the City of North Oaks have examined the land use and public facilities and financial reports to evaluate what direction a capital improvements program could take. It has been concluded that local development procedures do not indicate a need for such a program. Herewith is a review of development procedures which have led to this conclusion.

Most land development has been done by a single developer who used a staged and contiguous growth pattern. This avoids the necessity of extending services without sufficient income to support the services at a reasonable cost. Restrictive covenants covering each lot provide for a home owners' association to assume responsibility for road maintenance and recreational facilities. Because of the success of this development pattern since 1950, city ordinances were enacted which officially support the development pattern.

In North Oaks a developer is responsible for:

1. Installing all blacktopped roads.
2. Providing all road name signs.
3. Retention of natural drainage and ponding areas.
4. Providing sufficient open space and recreation land to meet the needs of the development.
5. Installing sanitary sewer facilities and providing for adequate water facilities in Planned Unit Development and Commercial Districts and in single-family medium density areas when necessary.
6. Including restrictive covenants running with the land to provide for a home owners' association to assume certain stated responsibilities within the development.

A home owners' association is responsible for:

1. Providing recreational facilities, such as buildings, tennis courts, playfields, swimming beach and facilities, etc.
2. Maintaining roads, open space, recreational lands, and a maintenance building.

A commercial association is responsible for:

1. Managing and maintaining common facilities, such as roads, lighting, sewer, etc.

The city government contracts for police and fire protection and rents space for the city office and the recycling program; therefore capital investment is not required for municipal buildings or equipment.

In most of the City, lot owners in single-family homes have installed individual wells and on-site sanitary sewage treatment systems when houses are built and contract for refuse disposal from private haulers.

Gas, electricity, telephone service, and cable TV are supplied by private utility companies which extend service from an already serviced area to an adjacent area