

# **SUPPLEMENTAL PACKET**

**Ron Moore**

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**From:** Joe Gustafson <Joe.Gustafson@co.washington.mn.us>  
**Sent:** Monday, June 06, 2016 1:46 PM  
**To:** 'Jon Sonnentag'  
**Cc:** Cory Slagle; Ron Moore; 'Bruce Lenzen'; Ann Pung-Terwedo; Carol Hanson  
**Subject:** RE: Driveway onto Stagecoach Trail

Hi Jon,

We discussed this at our meeting this afternoon and determined the following:

- 1) The proposed access point to the north lot appears to be reasonable.
- 2) If the northerly driveway access is not being constructed at this time, we will not require an access permit for that property at this time. The permit would be required at the time that the access is constructed.

This email message is not a guarantee of any future access, nor a guarantee of access for certain traffic movements. The future access permit will be subject to the requirements, ordinances, etc that are in place at the time of application. However, the parcel would be entitled to some sort of legal ingress and egress, and what we are seeing here seems reasonable to us. In other words, we did not see any "red flags" with this proposal. Let me know if you have any questions.

Joe

Joe Gustafson, PE, PTOE | Traffic Engineer  
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**Washington County Public Works – Traffic Operations**

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 "Plan, build, and maintain a better Washington County"

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**From:** Jon Sonnentag [mailto:[jon@gslandsolutions.com](mailto:jon@gslandsolutions.com)]  
**Sent:** Wednesday, June 01, 2016 2:10 PM  
**To:** Joe Gustafson  
**Cc:** Cory Slagle; [rmoorse@ci.afton.mn.us](mailto:rmoorse@ci.afton.mn.us); 'Bruce Lenzen'  
**Subject:** Driveway onto Stagecoach Trail

Good afternoon Joe:

We are working on a lot line adjustment for a landowner that owns 2 parcels along the east side of Stagecoach Trail. As part of the process the city requested that the applicant layout a future driveway location for the northerly parcel which primarily has frontage along Putnam Blvd which is currently discontinued. The future driveway would essentially connect to Stagecoach where the old traveled Putnam Blvd did and would leave enough room for a trail in the event that the City develops a pedestrian trail along the old road bed. Ron Moore with the City of Afton requested that we contact the Transportation Department to find out if the County has any comments or concerns and that we obtain an access permit if needed. Today I did speak with Cory Slagle from your department and he suggested I email you the information that has been prepared. The proposed location does have good visibility in both directions. Please give me a call to discuss when you have time to review the attached information. Thank you and have a good day.

JON SONNENTAG

*Draft proposal for revising the comp plan section regarding solar energy.*

*Comp Plan:*

*New and modified existing structures must not block the buildable area of other parcels from achieving reasonable capture of Solar Resource in quantities set according to parcel size and zoning district by Section 12-230, including for the buildable area of a vacant lot.*

*Associated revision of 12-230 D. 2. a. :*

*New and modified existing structures must not block the buildable area of other parcels from achieving reasonable capture of Solar Resource in quantities set according to parcel size and zoning district by this article, including for the buildable area of a vacant lot.*

*By writing this protection in terms of Solar Resource instead of Solar Access, the protected capture exists between the hours of 9 AM and 3 PM, thereby avoiding protection for the longer shadows of early morning and late afternoon/evening. By referring to the quantities of solar capture set by 12-230, a parcel in the VHS would be protected only up to 150 square feet of solar panels, or 1% of the lot's square footage, whichever is less.*