

## *City of Afton*

### **Natural Resources and Groundwater Committee (NRGC)**

**Agenda  
Tuesday, April 4, 2017  
5:00 PM**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
  - A. Meeting Minutes from March 7, 2017
- 5. Business**
  - A. Will Carlson Sketch Plan Application for a Preservation and Land Conservation Development (PLCD) Subdivision of 218 acres on 60<sup>th</sup> Street West of Trading Post Trail
  - B. Development of a Template for the Committee's Review of Future Major Subdivisions and Particularly PLCD's
  - C. Well Testing Update
  - D. Update on Council and Planning Commission Business – Council Member Palmquist
  - E. Natural Resources and Groundwater Management Organizations Updates
  - F. Scheduling of a Joint Work Session with the City Council
- 6. Adjourn**

## Natural Resources Groundwater Committee

Afton City Hall

03/072017

### Members in attendance:

Susan Winsor

Jack Homer

Bill Palmquist

Perry Eggers

May Bend

Annie Perkins

Bake Bakker arrived 5:25

May called meeting to order 5:05

Approving meetings from Feb.

Perry moved to accept. Jack 2<sup>nd</sup>. No comment.

Meeting minutes approved.

- Susan wants to add PFLC meeting notes to end of meeting agenda.
- Jack motions approval of agenda – Jack seconds. All approved.

### 1. Carlson Development – look at the letter that was submitted last month.

**Perry** sharing neighborhood's letter and details. Letter 4a –

Letter addresses agenda additions. Verbiage changed. Chapter 12 of Land use agreement regulates our land use in Afton. These are laws that need to be abided by.

New agenda PLCD is an addition to the

Neighbor letter – dated Feb. 3, 2017 in short – states the development plan goes against Afton's Com Plan. Proposed development goes alongside a watershed, not a stream as noted in plan. A watershed requires 1,000 feet from edge of development to watershed.

Per MN Dept of Ag and also DNR

Chapter 12 of our Land Use Ordinances. Specifically our Ag

Page 140 states existing laws. States the development goes against existing language in ordinances on page 140.

Perry referencing how PLCD now supersedes the Land Use Ordinances. Says he and the neighbors/citizens did not receive notification of this change.

May motioned to set a time limit to 5:45 to specifically discuss the neighbor letter and Annie 2<sup>nd</sup> it.

Susan moved to skip the road discussion since NRGW committee has no jurisdiction on that.

Jack seconded. No discussion.

Back to the neighborhood letter.

Perry - #2 of page 1 of letter. Development should not cause flooding and/or runoff to adjacent properties. SWPP erosion control plan is required by the MPCA.... (Perry reads this part).

Perry says this development should reference language in the comp plan from 2010 that he said citizens were not notified. Ron Moore – Comp plan revised in years prior to 2010 and since updated and finalized in 2010. That process was very broad and lengthy for a period of over many years. The result of that in-depth process is the current comp plan.

Perry says we should reference the 2007 comp plan. States never been notified of the comp plan change.

Ron – clarifying the stage at which we're in regarding this potential development. We are currently in the "Sketch Plan" stage. It's very preliminary. This stage is early and there is no public notification at this time. After these early stages, then neighbors get notified. Then it goes back to Planning Commission and the council (?). Ron continues a very helpful in depth explanation of the stages of potential development.

Then the preliminary plat process – and that goes through all the public hearing and notification processes. This is a long process.

Jack – references the EAW that claims no runoff issues. Jack disputes this due to increase of impervious surfaces. There are apparently current storm water runoff issues now, which will increase in severity due to development. Jack states the EAW does not appropriately address this issue/problem.

Opened discussion up to the floor. Wayne Jacobson – (Env'l consult) – states the runoff issues are addressed in the EAW. Joe Busch states the proper documentation to address these potential issues will be required down the road by other env'l regulation entities.

Wayne Jacobson – career as an env'l scientist. Has done about 25 EAWs and worked for many large companies. Says he addressed many of these concerns regarding runoff issues and deposit of minerals. This EAW report goes to 30 organizations for review. Then all comments given and need to be addressed. They will then need to model the runoff and ground surface and how water

Must conduct a Stormwater pollution plan required by the MPCA (down the line).

States again that this is the early stages and there are many more steps and stages to go.

May has a question regarding the existing Schuster residents – where the EAW not cover and the Afton ordinances may be more stringent. Jack agrees with this. May mentions MIDS – where Afton City ordinances are more stringent

Ron Moore – has had our city attorney review this – specific to the density issue. The probable intent – the point of the PLCD is to -

Be careful not to get density beyond what is intended for this rule (PLCD).

The existing Schuster parcel is not intended to join into this PLCD. But it could be reconfigured.

This ordinance does not prohibit.

Afton city ordinances are very clear and are designed to

Ron – the EAW is a study to provide data and information. It is not a zoning review. The EAW addresses many questions but it is not the full range of questions that are needed to address all the env'l concerns.

EQB website they oversee all EAWs. Currently this EAW is only in draft form.

May suggesting that (and Jack as well) table the EAW information to next month. The EAW is not on tonight's agenda.

Need to have committee review most recent package from Wayne Jacobson/developer. So then we should come back to next meeting with our notes comparing

Joe – this is month number 5 with documents in the NRGW committee. He originally wanted to submit in April – less than 30 days to submit.

Bake – suggesting documents be submitted to NRGW committee 10 days prior.

Put new PLCD checklist sub-committee on agenda for next month

Bake offered a template search for above. Thank you, Bake!

Clean water – Jack – how to protect clean water. Actions homeowners can take to keep runoff water clean. Jack submitted great resources. All thought a good idea to share with all of Afton.

Maybe work with Ron

Bill says we have a grant committee now. Maybe we could touch base with her – Maureen Acosta

We could ask Maureen help for looking for grants specific to pollinator friendly yards /signs/kudos/education, etc.

No one available for well testing updates.

Bill – 2017 goal meeting – hoping to hire new City Clerk possibly with GIS experience.

Trying to get committees to communicate better – all committees have liasons between committees. Note – much of tonight's discussion around Afton ordiances related to EAW – remember that Planning commission works on zoning – NRGW committee doesn't need to over that.

PLCD – goals. Develop procedures.

Updating the City's Natural Resources Inventory – a big undertaking. Likely would need a consultant.

Jack – Barb Ronnigan. Talk to eachother to improve communications.

Bill Palmquist – joint meeting is next month. April 4.

Discuss Proactive Joint Planning meeting.

How to better inform our citizens. Land use planning goals.

Visible action that we can do throughout city to promote behavior that aligns with Afton's land use goals.

Farmer's Market – a great venue for NRGW committee.

Perry – working on pollinator kit – bee keepers.

Bill – good idea with writing stories regarding NRGW

Annie - No MSCWD March meeting. No update.

Susan – SWW – there's a positive momentum with the Joe Busch development

Gave us an update with Proflouricarbon – exist at old Ray's truckstop. Surface water runoff a major transport avenue for these. Also follows cracks in bedrock.

May – any additional comments. Jack – welcoming Bake. Bake introduce himself to members.

Bake will help gather information for the PLCD task subcommittee.

May to call end of meeting at 6:45

# NRGC Memo

## Meeting: April 4, 2017

<p><b>City of Afton</b>  <b>3033 St. Croix Trl, P.O. Box 219</b>  <b>Afton, MN 55001</b></p>
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To: Natural Resources and Groundwater Committee Members

From: Ron Moorse, City Administrator

Date: March 30, 2017

Re: Will Carlson Sketch Plan for a Preservation and Land Conservation Development (PLCD) Subdivision for 218 acres of Land Located on 60<sup>th</sup> Street West of Trading Post Trail.

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At its March 7, 2017 meeting, the Natural Resources and Groundwater Committee (NRGC) discussed the sketch plan for a subdivision on 60<sup>th</sup> Street west of Trading Post Trail. The Committee did not have sufficient time to complete its review of the sketch plan, including the preliminary Environmental Assessment Worksheet (EAW) which was provided by the applicant after the March meeting packet was prepared and a letter received from neighboring property owners with concerns regarding the proposed PLCD. The Committee continued its discussion of the PLCD to the April 4 meeting.

### Focus of the Committee's review

The Natural Resources and Groundwater Committee's focus is on the protection of natural resources and groundwater, including streams and lakes. The purpose and duties of the Natural Resources and Groundwater Committee (NRGC) include reviewing all preliminary plats for residential development to ensure that the provisions of the City's ordinances and Comprehensive Plan with respect to natural resources and groundwater are met.

The Surface Water Management section of the Comprehensive Plan indicates that Trout Brook has been identified as one of the highest priority surface water resources in the watershed. The stream is groundwater supported and provides habitat and water temperatures suitable for trout. Identification and protection of the groundwater recharge area for Trout Brook will be important to its long term management.

The Environmental Resources Plan section of the Comprehensive Plan indicates that Afton has environmentally sensitive areas, such as trout streams, a lake, bluffs, ravines, wetlands, steep slopes, floodplains and the St, Croix River. In addition, natural resources in need of preservation include view sheds, soils, wildlife habitat, wildlife corridors, groundwater resources such as springs and aquifers, geologically significant topographic features, vegetation and drainage areas.

### Letter from Neighbors

A group of property owners adjacent to the PLCD site has provided a letter outlining concerns related to the proposed PLCD. The Committee's discussion regarding this letter was continued to the April 4 meeting.

### Preliminary EAW

The applicant has requested feedback from the NRGC regarding the preliminary EAW to guide the completion of the EAW. This is an opportunity to identify any areas that are unclear, and any areas that have not been adequately addressed. The group of property owners adjacent to the PLCD site has provided a letter with comments regarding the preliminary EAW. The letter is attached.

### Review of the PLCD Layout

After reviewing the proposed site plan, the draft EAW, and thinking about the steep slopes and trout stream proximity, Bake Baker is suggesting some minor modifications to the site plan. Attached is a mark-up of the site plan. It shows a shift of the lots in the southwest corner of the site in a slightly easterly direction to move the northwest corner of the lots

away from the stream. On the other portion of the site, it eliminates 2 lots by consolidating 4 into 2 and adding the steep-sloped portions to the open space conservation easement area.

Based on the DNR comments summarized below, and the City's ability to protect steep slopes with a scenic easement, the Committee may want to focus its consideration of modifications to the site plan on the area near the stream rather than the areas of steep slopes in the northeast portion of the site.

#### DNR Comments

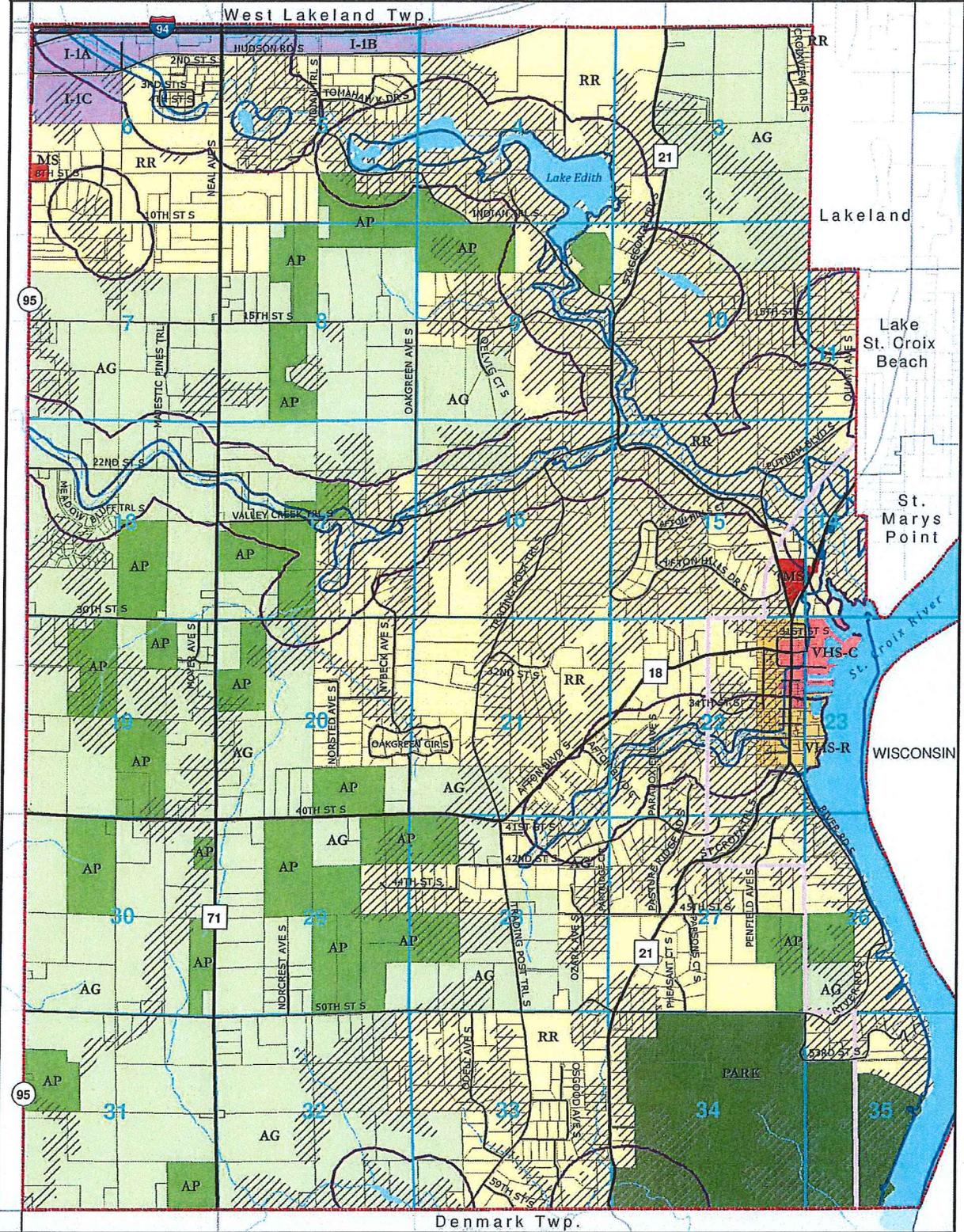
Jen Sorenson, East Metro Hydrologist for the DNR, has indicated that when a planned unit development, such as the Carlson PLCD, involves preserving open space along a stream, the DNR prefers that the open space includes the land within the Shoreland Management Area of the stream, which is the area that is outlined on the City's Zoning Map (see attached). Otherwise, the DNR's review of the proposed development will need to include a more detailed review of the impacts on and protection of the stream. Ms. Sorensen also referenced that the stream is groundwater supported and the protection of the groundwater recharge area for the stream is important.

#### **NRGC Recommendation Requested**

Motion regarding feedback to the applicant and recommendations to the Planning Commission and the City Council regarding the Revised Will Carlson Sketch Plan for a Preservation and Land Conservation Development Subdivision for 218 acres of land located on 60<sup>th</sup> Street West of Trading Post Trail, and the related preliminary EAW.

# Zoning Map

# MAP 11



<b>Zoning Districts</b>	State Park	City of Afton	Streams
Agriculture	Marina Services	Parcel Boundaries	0 0.5 1 Miles
Ag Preserve	Conservancy Overlay	Section Lines	N
Village Historic Site- Commercial	St. Croix River Bluffland	Major Road	
Industrial	Floodplain Overlay (100 Year)	Local Road	
Village Historic Site- Residential	Shoreland Management Areas	Lakes & Rivers	
Rural Residential			

**PRELIMINARY**

# PRESERVATION & LAND CONSERVATION DEVELOPMENT - SKETCH

**PRELIMINARY**

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,  
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



**J.P. Bush**  
HOMES  
Lakeband, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 218.6 acres

Proposed Conservation Easements  
OPEN SPACE = 109.7 acres  
(50.2% gross parcel area)

Proposed Lots (20 total) = 100.6 acres

Proposed Road Right of Way = 8.3 acres

Proposed Road Right of Way Width = 60 feet

Proposed Road Right of Way Width  
(60th Street South) = 33 feet from center line

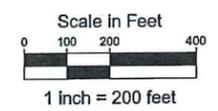
Proposed Length of Cul-De-Sac -  
Point A to Point B = 3,400 lineal feet  
Point C to Point D = 690 lineal feet

Proposed Road Type - 24 foot wide rural section  
All proposed lots have a minimum of 2.5 acres of buildable area.

### Legend

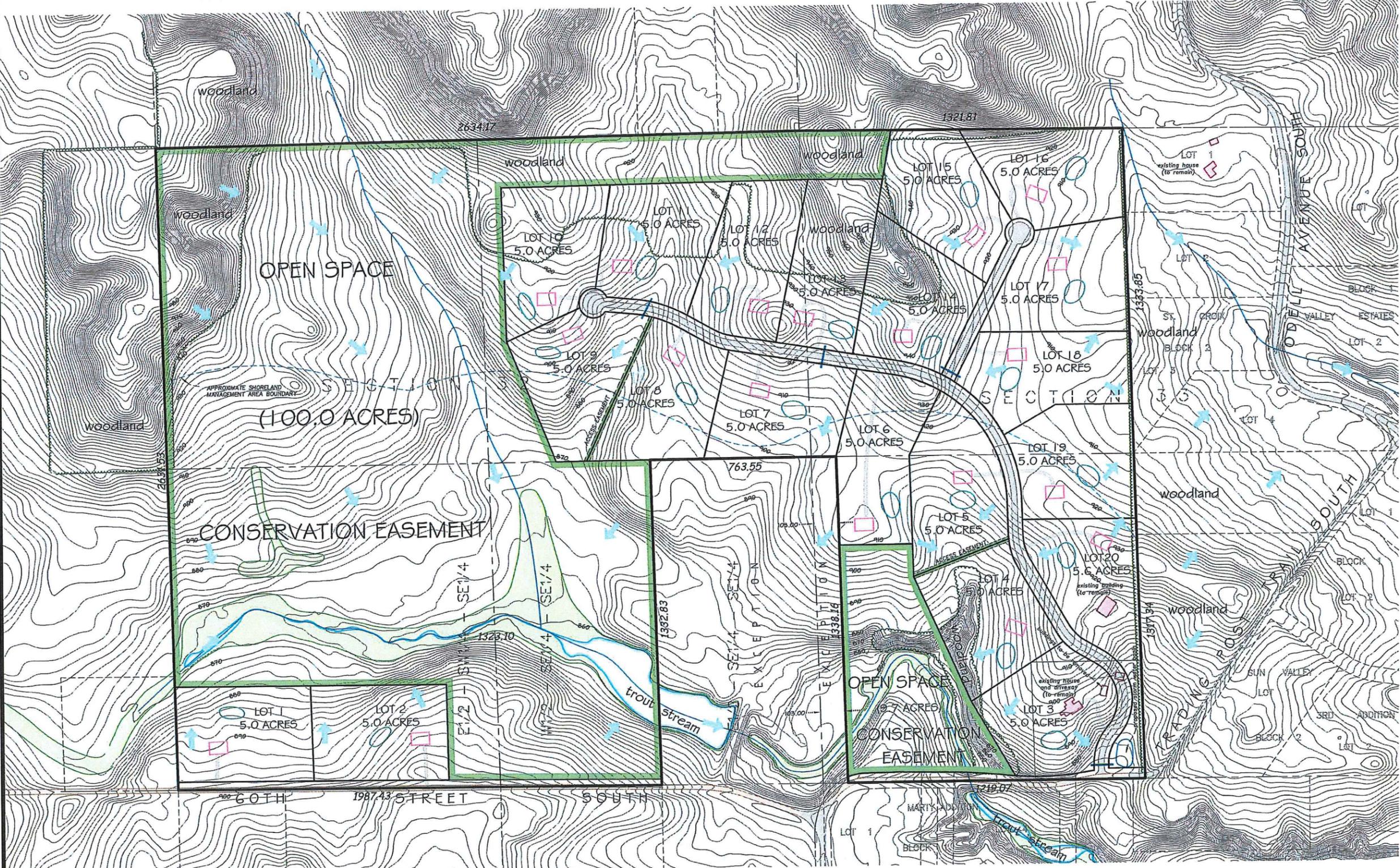
- Denotes slopes 12% to 17.9%
- Denotes slopes over 18%
- Denotes wetland location.
- Denotes stream.
- Denotes general surface water flow.
- Denotes proposed culvert location.
- Denotes proposed house site.
- Denotes proposed septic area.
- Denotes proposed driveway location.

Contours are at two foot intervals and are based on data provided by the Minnesota Department of Natural Resources.  
Wetland, Shoreland and stream locations are approximate and are based on data obtained through the National Wetlands Inventory - V2 online interface and the City of Afton Zoning Map (MAP 11).



OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED  
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Landmark Surveying, Inc.  
**PRELIMINARY**  
Milo B. Horak, Minnesota License No. 52577  
January 17, 2017  
Date



Landmark Surveying, Inc.  
21090 Olinda Trail North  
P.O. Box 65  
Scandia, Minnesota 55073  
Office number: 651-433-3421  
Cell number: 651-755-5760  
E-mail: inthefield@frontiernet.net

*Bake Baker's  
Layout modifications*

Figure 3 - Post-Construction Site Plan

**PRESERVATION & LAND CONSERVATION DEVELOPMENT - SKETCH**

Part of the Southeast Quarter of Section 32 and part of the Southwest Quarter of Section 33,  
all in Township 28 North, Range 20 West, City of Afton, Washington County, Minnesota

Developer:



Property Owner: Will Carlson

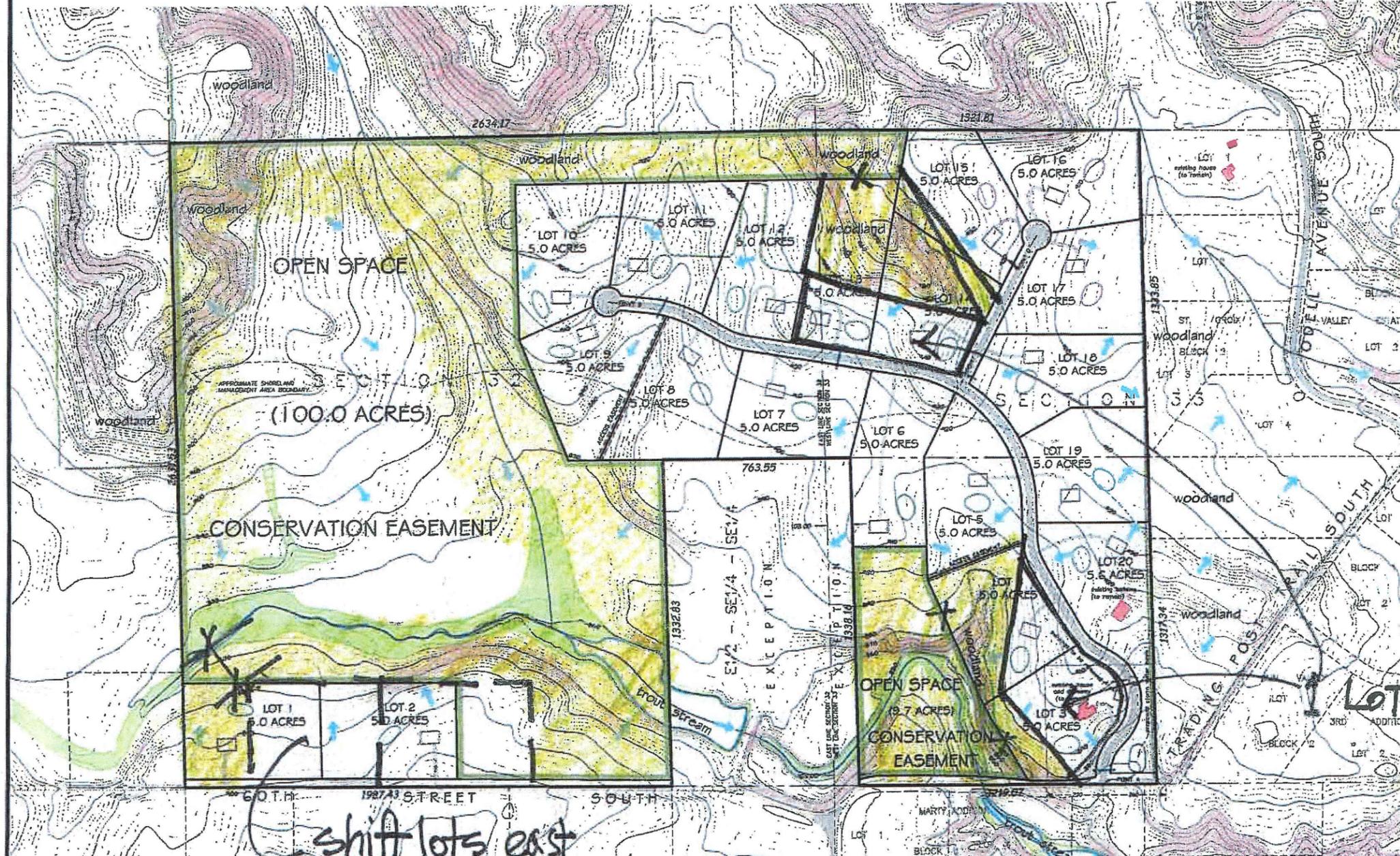
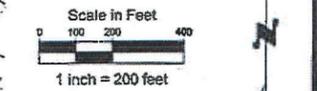
TOTAL PARCEL AREA = 216.6 acres

- Proposed Conservation Easements  
OPEN SPACE = 109.7 acres  
(50.2% gross parcel area)
- Proposed Lots (20 total) = 100.6 acres
- Proposed Road Right of Way = 8.3 acres
- Proposed Road Right of Way Width = 60 feet
- Proposed Road Right of Way Width  
(60th Street South) = 93 feet from center line
- Proposed Length of Cut-De-Sac -  
Point A to Point B = 3,400 linear feet  
Point C to Point D = 690 linear feet
- Proposed Road Type - 24 foot wide rural section

All proposed lots have a minimum of 2.5 acres of buildable area.

**Legend**

- Contours above 12% to 17.5%
  - Contours above 18%
  - Contours wetland habitat
  - Contours stream
  - Contours general surface water flow
  - Contours proposed subject location
  - Contours proposed house site
  - Contours proposed utility main
  - Contours proposed driveway location
- Contours are at two foot intervals and are based on data provided by the Minnesota Department of Natural Resources.  
Wetland, Streamflow and stream locations are approximate and are based on data obtained through the National Wetlands Inventory - V2 (active Wetlands) and the City of Afton Zoning Map (MAP 11).



*shift lots east  
away stream edge*

Landmark Surveying, Inc.  
21090 Omaha Trail North  
P.O. Box 65  
Scandia, Minnesota 55073  
Office number: 651-433-2421  
Cell number: 651-755-5700  
E-mail: mitchell@landmark.net

OFFICIAL COPIES OF THIS MAP ARE CLAMP SEALED  
I hereby certify that this survey, plan or report was prepared by me  
or under my direct supervision and that I am a duly Licensed Land  
Surveyor under the laws of the State of Minnesota.  
Landmark Surveying, Inc.  
*m-l Hook*  
Milo S. Hook, Minnesota License No. 52597  
January 18, 2017  
Date

- on-site/on-parcel stormwater mgmt. - 2 Lots
- lot revision (- 2 lots)
- water quality/water detention • buffer

To: City of Afton—City Council, Planning Commission, Natural Resources and Groundwater Committee, Parks Committee

Date: March 29, 2017

From: Neighborhood Group (see list attached)

RE: Pre-Draft EAW for 60<sup>th</sup> Street Carlson PLCD (Carlson PLCD)

Thank you for the opportunity to comment on the pre-draft EAW for the Carlson PLCD that was submitted to the City by Joe Bush in a letter dated March 2, 2017 from Mark Jacobson. We have the following comments which are organized by referring to the numbered paragraphs in the EAW:

6. b. Project description. The EAW indicates grading activities are projected for fall of 2017 and are to be completed as lots are sold. The EAW is not clear whether all of the road infrastructure is to be completed in fall of 2017 with grading for lots to be completed as sold, or whether the completion of the road infrastructure will be delayed until lots are sold as well. Given the many years it has taken similar developments in Afton to sell out, allowing road construction to continue over long periods of time would have a continuing negative impact on the community and environment (traffic, erosion, dust, etc.) associated with the construction. Roads should be required to be completed as soon as possible with only lot development to occur as lots are sold. Replanting with native grasses and bushes/trees should also be required as soon as possible. See 10.b. and 13.d. below for concerns related to invasive species and erosion associated with this phased construction.

7. Cover types. The EAW states the following before and after cover types related to the project:

	Before (acres)	After (acres)
Wooded/forest	21.9	32.8
Brush/Grassland:	21.9	59.0
Stormwater pond	0	0
Impervious surface	0.4	5.9

There is no indication how the “After” wooded/forest and brush/grassland areas are calculated. If the EAW presumes that the individual homeowners who buy lots will plant these cover types, that is not a supported assumption. If the project proposes these increases in valuable cover types, the developer should be required by permit conditions to plant these cover types as part of early phase construction in 2017 to ensure they are completed.

The EAW references no storm water pond yet the Sketch Plan attached to the EAW shows PLCD Lot 3 has a storm water pond.

An explanation of how the impervious surface was calculated is necessary in order to determine its accuracy. The EAW estimates there is approximately 2.3 acres of roads (4090' x 24') accounting for some of the impervious surface, but it is unclear what the EAW is including in the remaining impervious surface acreage.

9.a.iii. Landuse. According to the Afton Comprehensive Plan, a large portion of the project is in a Shoreland and Conservation Overlay District and these are not addressed adequately. For example, the EAW does not address the entire Shoreland District except in those areas immediately adjacent to Trout Brook. The Afton Groundwater and Natural Resources Committee has asked the developer several times to show the full Shoreland Overlay District on the Sketch Plan but the developer has refused to do so because he said it was hard to tell the coordinates. Other developers have figured out a way to show this District on plans and this developer should be required to do so in order for the City to evaluate potential impacts and mitigation measures necessary in this District.

9.c. Landuse. The EAW identifies yard overland sheet flow as a concern and states that vegetative buffer strips to address erosion and rainfall will be planted on Lots 1-10 and 16-17. As mentioned several times before, overland sheet flow drainage during snowmelt and heavy rainfalls currently presents a drainage problem on existing properties to the east of the project site and adjacent to proposed PLCD Lots 18, 19, and 20. These adjacent properties border Odell Avenue and are located at 5650 and 5550 Odell.

Drainage from the Carlson property flows downhill and overland to a low point on the boundary line with these adjacent properties at the eastern edge of PLCD Lot 18 and 19. The erosion from this runoff has cut a drainage channel at this intersection as it flows east and the runoff ultimately flows in a large swath between these adjacent properties during snowmelt and heavy rainfall. Rocks have been placed in this channel to try to prevent continuing erosion. See attached map showing approximate location and pictures showing drainage channel. The development needs to address this drainage problem and present a plan to retain its storm water on the project site. At a minimum, special vegetative buffer strips to address erosion and overland sheet flow due to rainfall and snowmelt should be added to the eastern portions of proposed PLCD lots 18, 19 and 20 to address this issue. Given the plan for a phased construction period as lots are sold, the developer should be required to plant these strips immediately to address this ongoing problem. The drainage problem will be aggravated if this is not addressed immediately because the project site has always had cover crops on it during the growing season which reduced erosion and runoff. If the site remains unplanted, erosion and runoff onto adjacent properties to the east will be increased.

The project site is located in a highly sensitive area of Afton. It is located in Landscape Unit 28 identified in the Afton Natural Resources Inventory dated June 2001 (NRI) by Emmons & Oliver. This was not addressed in the EAW. This Landscape Unit is ranked as "High" for rare features potential. The site is also located in an area with many steep slopes, many in excess of 18 percent, and half the site has soil types that have a "severe" erosion hazard ranking according to the USDA soil maps included in EAW Figure 7. It is also adjacent to Trout Brook and wetlands adjacent to Trout Brook, a DNR protected water identified as a candidate for stream restoration for a trout fishery. Several lots along 60th Street directly abut the wetlands adjacent to Trout Brook. Further, much of the property is in an Afton Conservation and Shoreland Overlay District. Given the unique features of this property as discussed above, and the required 2.5 acres of developable land per lot, the site is unsuitable for the proposed density of twenty 5-acre lots as detailed in the PLCD sketch and inconsistent with Afton's Comprehensive Plan. The mitigation measures proposed, essentially limited to buffer strips, are not

enough to address the impacts of the project on this sensitive area and the number of lots should be reduced in the most sensitive areas including those with steep slopes, severely erodible soils, etc.

10.b. Geology, soils, topography and land forms. Half the site has soil types that have a “severe” erosion hazard ranking according to the USDA soil maps included in EAW Figure 7. PLCD Lots 3, 4, 10, 13, and 14 appear to be completely within the area identified with a “severe” erosion hazard suggesting they do not have the required 2.5 acres of suitable building area. Development on these fragile soils presents a substantial environmental risk and requires aggressive erosion control measures. This is of particular immediate concern because much of the land has had a cover crop during the growing season in the past. The development should install a native grass cover crop in Spring of 2017 to minimize erosion. See also 9.c. above.

11.a.i. Water resources. The EAW identifies an “Intermittent Stream” east of the site as “Streams on or Near the Site” but does not identify its location so it is impossible to tell what stream it is talking about or whether it is in need of protection from the development. The EAW should include a map showing all the referenced water bodies near the site. There is, in fact, a tributary to Trout Brook east of the site flowing under Odell Avenue and ultimately under Trading Post Trail to the main channel of Trout Brook. If this is the intermittent stream being referenced, it should be identified as a Tributary to Trout Brook and eligible for the special protections for trout streams. Trout Brook and this tributary are proposed by the Minnesota Department of Natural Resources (DNR) as a designated trout stream. See Notice of Intent To Adopt Expedited Rules published in the State Register on 22 Aug 2016 (41 SR 203).

11.b.ii. Water resources. See 9.c above

12. Contamination/Hazardous Materials/Wastes. The EAW does not address the overapplication/spill of Atrazine at the project site. A separate letter submitted by the developer’s environmental consultant, surprisingly dismisses this issue especially given the known health risks associated with Atrazine in soils and groundwater. This spill has been reported to the City of Afton and an investigation is underway. Atrazine can persist in soils for many years and leach through soils into groundwater. It has been implicated as toxic to mammals interfering with reproduction and development. It has also been identified as a possible carcinogen and an endocrine disruptor. Its use has been banned by the European Union. The owner of the property is the responsible party for testing and cleanup if necessary including the testing of area wells in the path of the groundwater flow.

Releases of Atrazine into soil and groundwater is regulated by the state of Minnesota and may require cleanup and/or monitoring if in excess of health risk limits (HRL) established in state law. The US Environmental Protection Agency has also established maximum contaminant level (MCL) standards for

Atrazine in drinking water and levels in excess of federal standards may require cleanup and/or monitoring. See MN Department of Agriculture, Human Health Assessment: Atrazine, Report for the Minnesota Department of Agriculture's Pesticide Registration Review, December 2009.

The Minnesota Department of Agriculture has had many soil and groundwater Atrazine cleanups and should be contacted about appropriate testing and cleanup methods.

13.b. Fish, wildlife, plant communities, and sensitive ecological resources (rare features). The EAW does not address the rare features potential of the site as identified in the Afton Natural Resources Inventory dated June 2001 by Emmons & Oliver (NRI). The project site is located in a highly sensitive area of Afton. It is located in Landscape Unit 28 identified in the Afton NRI. This Landscape Unit is ranked as "High" for rare features potential. The developer should conduct a survey of the project site and provide that information in the EAW and to the City for it to use in updating the NRI.

13.c. Fish, wildlife, plant communities, and sensitive ecological resources (rare features). The EAW inadequately addresses impacts to wildlife associated with the project. The project site is currently a large parcel of vacant land part of which is farmed. The construction of 20 homes and the proposed construction of roads through the property where there is currently no access will certainly have a negative impact on wildlife corridors and habitat yet the EAW says the development will have a beneficial impact on wildlife because of some small buffer strips.

13.d. Fish, wildlife, plant communities, and sensitive ecological resources (rare features). The EAW states that project grading will start in the Fall of 2017 and construction will occur as lots are sold. Given that similar developments in Afton have taken many years to build out, the property could remain vacant and unmanaged for a long time. Most of the property has been farmed during the growing season. Without a future cover crop, invasive and noxious species such as thistle, garlic mustard, wild parsnip, buckthorn, etc. will germinate and create an ongoing nuisance for the adjacent community that has made concerted efforts to control these species. The developer should be required to plant a cover crop of native species on all former cultivated land on the site as soon as possible to prevent invasive/noxious species from taking hold. Further, without a cover crop, the "severely" erodible soils at the site will continue to erode.

16. Air. The owner of the project site owns an unpermitted 16.5 foot farm access road between two existing properties contiguous to the eastern boundary of PLCD Lot 19. The owner has previously illegally cleared land on these adjacent properties he does not own to widen this access to over 25 feet in certain areas. Any use of this illegal farm access road during construction would have a substantial negative impact on these adjacent properties from vehicle emissions, dust, odor and noise. The developer should be prohibited from using this illegal road for any purpose during construction to avoid these impacts.

17. Noise. See 16 above.

18.b. Transportation. The EAW wrongly concludes there would be no measurable effect on transportation related issues. The road access point for the PLCD is one of the most dangerous existing road areas in Afton given a combination of reduced site lines, sharp curves, steep grade, several high adjacent road embankments, inadequate road width, and gravel road surface. Without significant

modifications and traffic control measures, the proposed PLCD road access point would present substantial safety hazards. Preliminary calculations indicate that the PLCD would add 200 car trips per day to a road already inadequate. While there is no mandatory requirement that a transportation study be conducted, the City of Afton has the discretion to order such a study if warranted. A study is warranted in this case to analyze and impose mitigation measures to address safety issues at the PLCD road access point and to address the safer alternative access point on 60th Street at proposed PLCD Lot 1 or 2. The burden of presenting a safe access road falls on the developer. The community should not be burdened with an unsafe access road because an owner/developer has not purchased land with good access especially when the owner/developer has safer alternatives available even though they may be more expensive.

19 a. Cumulative potential effects. The developer proposes to phase his construction as lots are sold. Because of the time it has taken to build out other similar developments in Afton, it is likely this project will be under construction for many years. Every time construction begins anew, the negative environmental impacts discussed above would continue resulting in negative cumulative effects over the years. At a minimum, the developer should address drainage and erosion issues as soon as possible as part of the preliminary construction in 2017 by planting native plant cover crops, installing vegetative buffers and storm water retention basins, and proceeding with the woodland planting guide discussed in the EAW.

#### Neighborhood Group

Jim and Nicole Rickard

Mary P. McConnell and Patrick Leahy

Kathy and Randy Graham

Christian and Teresa Dawson

Franz and Carol Hall

Doug and Joy Forbes

William and Jan Dickes

George and Julie Kinney

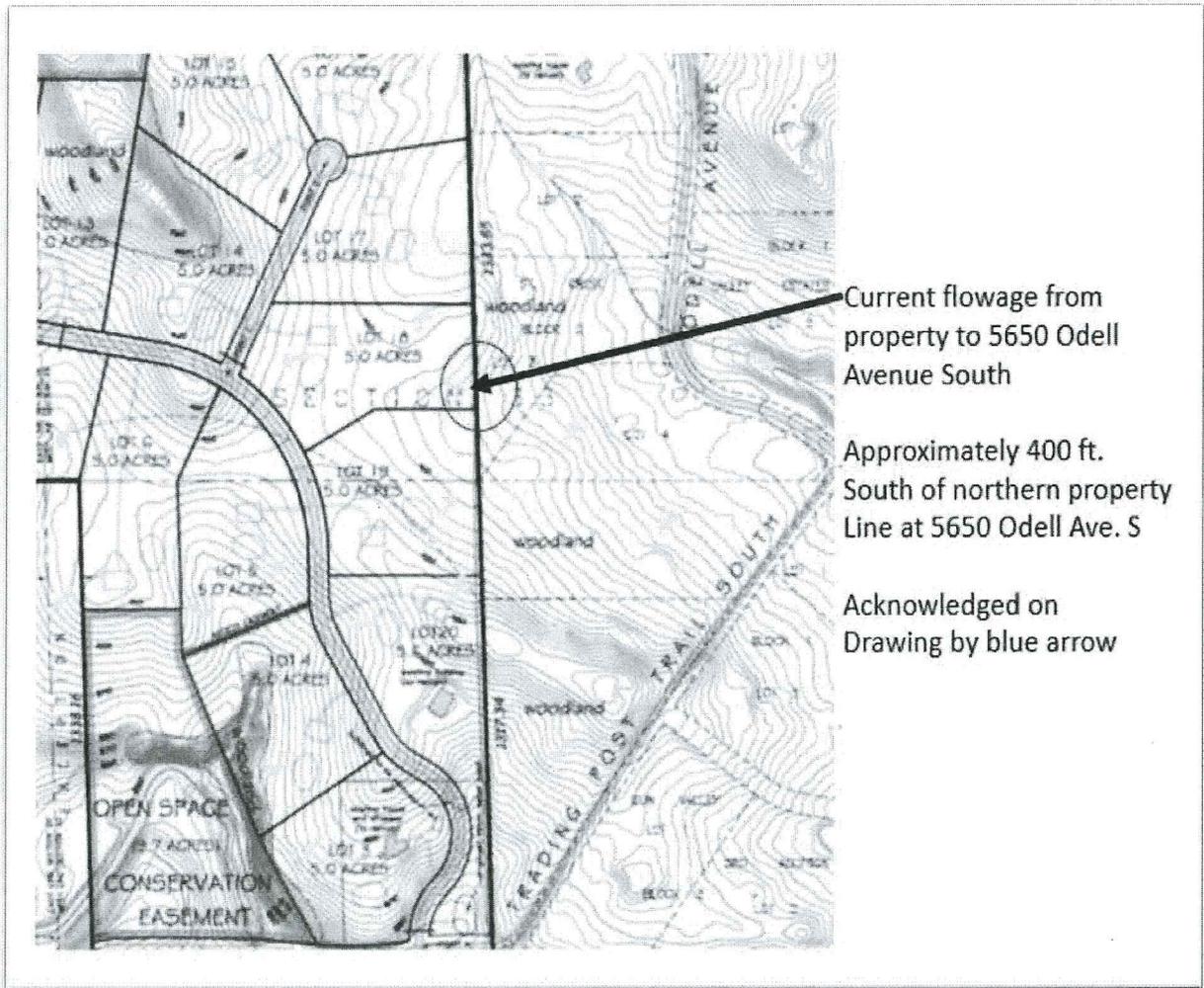
Wendy and Mike McBain

Kevin and Vicki Slaikeu

Neil Rademacher

Ed Stanek and Sue Rich

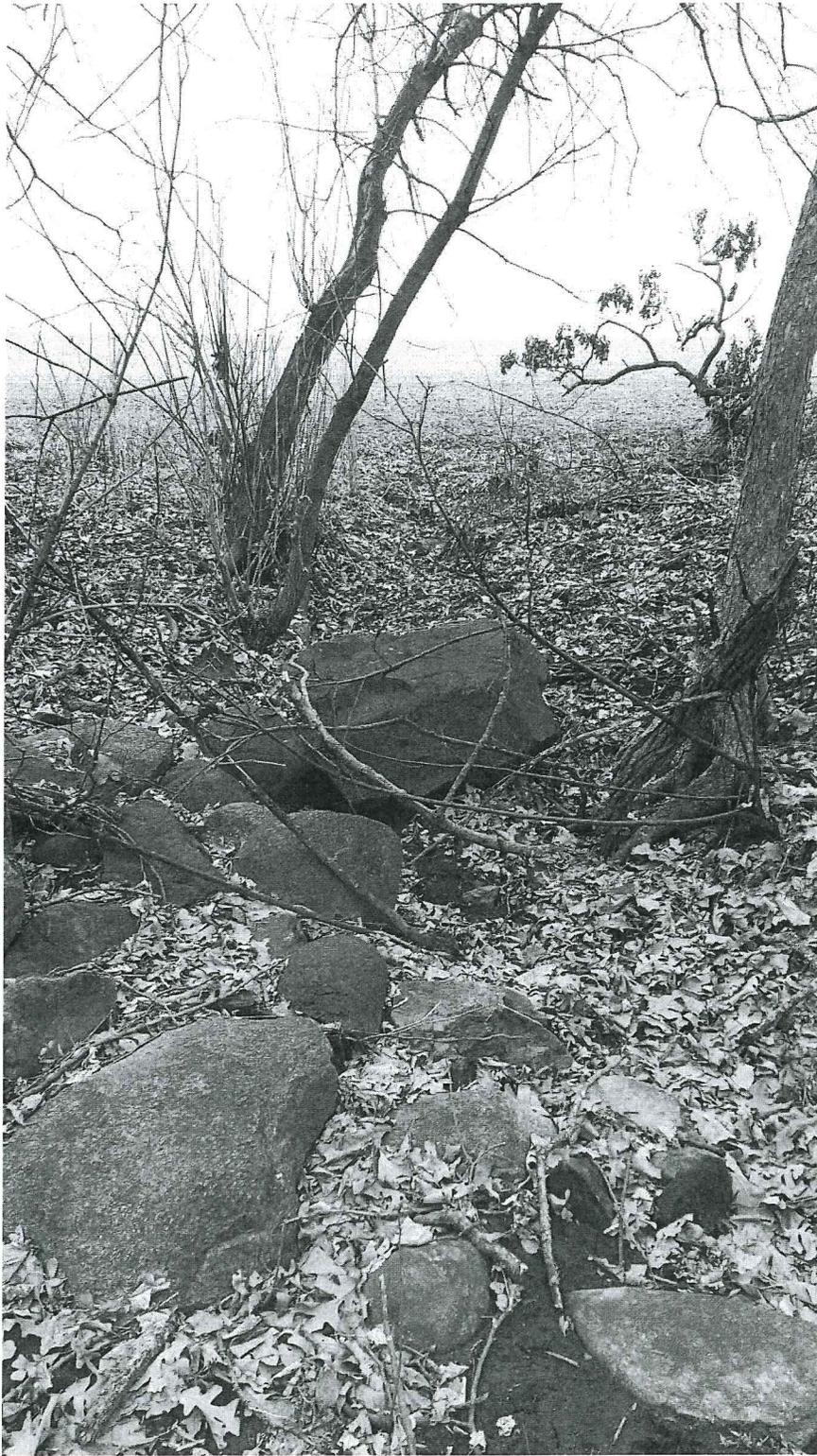
Jim and Teresa Seifert



9.c. Approximate location of start of drainage channel created by overland flow from Carlson property



9.c. Drainage channel looking east



9.c. Drainage channel looking west



9.c. Looking southwest from start of drainage channel showing parts of overland flow area coming from Carlson property

### City Council Highlights 3-21-2017

The Council held a public hearing regarding the abatement of property taxes to be redirected to the 2017 Street Improvements Project, and adopted a resolution approving the property tax abatements

The Council adopted a resolution providing for the competitive negotiated sale of \$3,500,000 General Obligation Tax Abatement Bonds Series 2017B to finance the 2017 Street Improvements Project

The Council held a public hearing regarding an ordinance amendment to integrate Minimal Impact Design Standards for stormwater management into the Zoning Code and approved the ordinance amendment

The Council approved a resolution in support of legislation providing funding for local road improvements, to be drafted based on a template provided by the League of Minnesota Cities

The Council approved the price quote of \$24,908.00 from TriCounty to install the culvert extension at 30<sup>th</sup> Street

The Council adopted the assessment roll for the Downtown Village Improvements Project and called for a public hearing regarding the assessments to be held on Wednesday, April 26, 2017 at Memorial Lutheran Church

The Council adopted a resolution authorizing the City Engineer to sign the construction plans for the Washington County Afton-Lakeland Trail repaving project

The Council authorized the City Administrator to propose best management practices for the management of a City credit card to be used by selected City staff

The Council approved the low price quote from TrueNorth Steel to provide the 41 culverts needed for the 2017 Street Improvements Project, at a cost of \$36,275.42, and approved the cost of \$2,000 for erosion control blanket and seed for all culvert replacements

The Council approved the low price quote of TriCounty, in the amount of \$98,400, for the removal of existing culverts and installation of new culverts for the 2017 Street Improvements Project

The Council selected Peterson Management Company as the contracted operator for the wastewater treatment system at an annual cost of \$18,100

The Council approved Change Order No.1 for the Wastewater Treatment System Project in the amount of \$152,324, or 8.3%, to reflect cost increases due to project delays and design revisions

The Council approved the proposal from Blondo Consulting, for archeological monitoring during excavation near the Rattlesnake Mound Group, at an hourly rate of \$75.00.

The Council approved Mayor Bend's participation at a three-day emergency management training session at a cost not to exceed \$500.

The Council approved skim coat patching where needed on River Road at a cost not to exceed \$25,000, subject to review by the Public Works Committee

## Planning Commission Highlights, March 6, 2017

The Planning Commission elected the following officers for 2017

- Secretary: Kris Kopitzke
- Vice-Chair: Scott Patten
- Chair: Barbara Ronningen

The Planning Commission met in a joint work session with the City Council, at which the Commission and Council agreed on three priority goals for 2017.

- Completion of a draft of the Comprehensive Plan update by the end of 2017
- Identify criteria for selecting uses to be permitted in the Industrial zones and specific uses to be prohibited
- Facilitate improved communication between the City Council and the City's Commissions/Committees.

# NRGC Memo

## Meeting: April 4, 2017

City of Afton  
3033 St. Croix Trl, P.O. Box 219  
Afton, MN 55001

To: Natural Resources and Groundwater Committee Members  
From: Ron Moorse, City Administrator  
Date: March 30, 2017  
Re: Scheduling of a Joint Work Session with the City Council

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The City Council had planned to meet in a joint work session with the Natural Resources and Groundwater Committee (NRGC) on April 4 to review goals and work plans for 2017 and to discuss issues of mutual interest. Because the NRGC's April 4 agenda is very full, the Council would like to schedule a joint work session at the Committee's May 2 meeting.

### NRGC Direction Requested

Motion regarding scheduling a joint work session with the City Council to be held as part of the Committee's May 2 meeting.