



PLANNING COMMISSION AGENDA

November 7, 2016

7:00 pm

1. CALL TO ORDER -
2. PLEDGE OF ALLEGIANCE -
3. ROLL CALL -
 - Barbara Ronningen (Chair)
 - Sally Doherty
 - Kris Kopitzke
 - Mark Nelson
 - Judy Seeberger
 - Lucia Wroblewski
 - Scott Patten
 - Jim Langan
 - Roger Bowman
4. APPROVAL OF AGENDA -
5. APPROVAL OF MINUTES -
 - A. October 3, 2016 Meeting Minutes -
6. REPORTS AND PRESENTATIONS - None
7. PUBLIC HEARINGS -
 - A. JoAnn Fox Application for a Conditional Use Permit for a Private Kennel at 2855 Nybeck Avenue South - **Application Withdrawn**
 - B. Localized LLC Application for Conditional Use Permit for a Nature Center at 2167 Oakgreen Avenue and Two Adjacent Parcels with PID#s 16.028.20.23.0001 and 16.028.20.23.0002
8. NEW BUSINESS -
 - A. 2017 Planning Commission Meeting Schedule
9. OLD BUSINESS -
 - A. Comprehensive Plan Update Process
 1. Land Use Classifications
 2. Identification of Issues for Review in Each Section of the Plan
 - B. Update on City Council Actions -
10. ADJOURN -

-- This agenda is not exclusive. Other business may be discussed as deemed necessary. --

A quorum of the City Council or Other Commissions may be present to receive information.

CITY OF AFTON
DRAFT PLANNING COMMISSION MINUTES
October 3, 2016

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5 1. **CALL TO ORDER** – Chair Barbara Ronningen called the meeting to order at 7:00 p.m.

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7 2. **PLEDGE OF ALLEGIANCE** – was recited.

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9 3. **ROLL CALL** – Present: Wroblewski, Seeberger, Bowman, Doherty and Chair Ronningen. **Quorum present.** Excused Absences: Langan, Kopitzke, Patten, Nelson.

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12 **ALSO IN ATTENDANCE** – Council Liaison Stan Ross, City Administrator Ron Moore and City Clerk Kim Swanson Linner.

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15 4. **APPROVAL OF AGENDA** – Item 9A was deleted from the agenda, as several members of the Commission would be absent for the discussion.

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18 **Motion/Second: Wroblewski/Doherty. To approve the October 3, 2016 Planning Commission agenda as amended. Motion carried 5-0-0.**

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21 5. **APPROVAL OF MINUTES** –

22 A. September 12, 2016 Planning Commission Meeting Minutes – Corrected several minor typos on Lines 23 62, 142, 143 and 222.

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25 **Motion/Second: Bowman/Wroblewski. To approve the September 12, 2016 Planning Commission Meeting minutes as amended. Motion carried 5-0-0.**

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28 6. **REPORTS AND PRESENTATIONS** – none.

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30 7. **PUBLIC HEARINGS** –

31 A. JoAnn Fox Conditional Use Permit application for a Private Kennel at 2855 Nybeck Avenue S – Chair Ronningen opened the Public Hearing at 7:07 p.m.

32 Chair Ronningen announced that the application was found to need additional information. Therefore the Public Hearing will be continued to the November 7, 2016 Planning Commission meeting.

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36 **Motion/Second: Doherty Wroblewski. To continue the Public Hearing for the JoAnn Fox application for a Conditional Use Permit (CUP) for a Private Kennel at 2855 Nybeck Avenue S to the November 7, 2016 Planning Commission meeting. Motion carried 5-0-0.**

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40 B. Ordinance Amendment to Provide an Exception to Steep Slope Restrictions for Areas of Man-Made Ditches – Chair Ronningen opened the Public Hearing at 7:09 p.m.

41 Administrator Moore reviewed that at its September 12, 2016 meeting, the Planning Commission continued the public hearing regarding the steep slopes ordinance amendment to its October 3, 2016 meeting. Previous to that Council had directed, at its June 13, 2016 meeting, that staff work with the Planning Commission to develop an ordinance amendment providing protection of slopes 18% or greater which were less than 18% in their natural state, but were made 18% or greater by grading, i.e. for the construction of a roadway, and also are not environmentally sensitive or fragile. The Planning Commission, at its July 11 meeting, recommended against a general exception for man-made steep slopes. The Commission pointed to the difficulty of demonstrating a slope was man-made and to the possibility that a man-made steep slope may still be environmentally fragile and/or in an environmentally sensitive area. Instead, the Commission recommended a narrower exception, for example, specifically related to a driveway crossing a ditch area that has steep slopes. The Commission also recommended that there be a process, such as a variance process, related to making this exception, through which the property owner would demonstrate that the slope was man-made, that it was not environmentally fragile, that it would be protected from erosion, and that the inability to disturb the steep slope was causing a practical difficulty.

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56 Subsequently, at its July 19 and August 16, 2016 meetings, the Council discussed a narrower exception related to
57 man-made steep slopes, specifically related to steep slopes that were created by the construction of a road and/or
58 related drainage ditches or a driveway. The specific language agreed to by the Council was that steep slopes
59 created by the construction of a public road and/or related ditches that do not exceed 30 feet in length
60 perpendicular to the road, should not be subject to restrictions on the disturbance of steep slopes. When these
61 steep slopes are proposed to be disturbed, either a driveway permit and/or a grading permit will be required to
62 ensure review by the City Engineer related to drainage and erosion control measures.

63 There were no public comments.

64
65 **Motion/Second: Bowman/Wroblewski. To close the Public Hearing at 7:10 p.m. Motion carried 5-0-0.**

66
67 Commission Discussion

68 Doherty asked how the distance would be measured and wondered if this amendment would give residents the
69 flexibility to “take away” a steep slope.

70 Moose replied that the distance is perpendicular to the road. He indicated the amendment is meant to allow a
71 property owner to build a driveway with a culvert to access their property from a road. The intent is not to be able
72 to get away from protecting steep slopes on properties; the 30 foot distance allows a driveway to be constructed
73 without impacting sensitive areas of steep slopes.

74 Bowman stated that a recent variance was brought forward which had a driveway over a large distance; this
75 limited distance is more appropriate for the kind of exception that is being considered. Would property owners
76 that needed more than 30 feet still have a variance process available to them?

77 Moose indicated that a longer distance probably means that a natural slope is now being affected, not a man-
78 made slope. This ordinance amendment is only to grant a narrow parameter of man-made slopes due to
79 construction of a road or related ditches.

80 Bowman wondered if the intent is to force a more pragmatic use of the land by having a restricted distance.

81 Ronningen doesn’t like any part of this proposed ordinance amendment, including the possibility that fill may
82 be allowed to be hauled in to construct a driveway over steep slopes. She felt the variance process allows these
83 types of issues to be reviewed and considered by the Planning Commission, to be dealt with in a consistent
84 manner across the city, and not simply give an automatic “by” for a steep slope and for this exception to be just an
85 administrative allowance. She felt this exception is just not needed.

86 Seeberger wondered if this is coming forward because of the subdivision proposal on 30th Street S.

87 Moose replied it was more for the mosque driveway application.

88 Bowman offered that perhaps if the distance is 30 feet it would be allowed, but if the distance is more than 30
89 feet, it would require a variance application.

90 Wroblewski asked if 30 feet is the right distance. Has that been determined?

91 Doherty indicated many ditches on the county and state roads have wider ditches now. Does the 30 feet
92 accommodate those? She felt the city should maintain an avenue for properties to get a driveway put in; she felt a
93 variance already can do that.

94
95 **Motion/Second: Bowman/Ronningen. To recommend that Council approve the ordinance amendment, as
96 amended, to provide an exception for driveways crossing man-made steep slopes that were created by the
97 construction of public roads and/or related ditches, and that extend only perpendicular to the road for a
98 horizontal distance of 30 feet or less, and, where no other option is available to the landowner. Motion
99 carried 3-2-0 (Nay: Ronningen and Doherty).**

100
101 C. Amendment to the Zoning Code to add Sec. 12-2041. Septic System Compliance and Inspection, which
102 includes additional requirements for septic system compliance inspections – Chair Ronningen opened the Public
103 Hearing at 7:35 p.m.

104 Administrator Moose reviewed that Council referred to the Planning Commission for a public hearing and
105 recommendation the attached proposed ordinance reflecting two additional triggers for septic system compliance
106 inspections. The additional triggers are to accelerate the timing of identifying and replacing non-compliant septic
107 systems to protect groundwater, which is essential to continued use of private wells and private septic systems.

108 The Washington County Septic Ordinance, which the City has adopted by reference, includes three septic
109 compliance inspection triggers; they are:

- 110 A. Prior to the issuance of a permit for the addition of a bedroom.
- 111 B. For all new construction and replacement.
- 112 C. Prior to the transfer of any real property.

113 Moose explained that the City Council proposed the following additional septic system compliance
114 inspection triggers when any building permit application is made for work:

- 115 A. That has a permit valuation of over \$75,000; or
- 116 B. That has a value that is more than 40% of the assessed value of the principal structure on the
117 property.

118 There were no public comments.

119
120 **Motion/Second: Wroblewski/Doherty. To close the Public Hearing at 7:36 p.m.**

121
122 Commission Discussion

123 Doherty felt that any regulation that protects groundwater is good for Afton, and protecting our water
124 resources are in almost every section of our Comprehensive Plan.

125 Commissioners discussed each of the proposed parameters likely to trigger septic inspections.

126 Ronningen calculated that 40% of a home value of \$187,000 would meet trigger B. She felt very few, if any,
127 homes in Afton of that value would be getting a \$75,000 valuation for a building permit.

128 Doherty offered that perhaps whenever any square footage is added to the footprint of the principal structure
129 would be an appropriate trigger and could be listed as “C.”

130 Commissioners wondered about the ease of obtaining each of the trigger’s information.

131 Staff concurred that trigger “A” is readily available on each building permit as would information about
132 trigger “C.” Trigger “B” would require the Building Inspector to access each County property record and do
133 additional math to calculate 40% of the assessed value. It was noted that that additional work would increase the
134 Building Inspector’s review responsibility, which may change his contract.

135 Commissioners felt that trigger “B” is not as helpful as proposed “A” and “C” as added.

136
137 **Motion/Second: Doherty/Wroblewski. To recommend to City Council to approve the amended ordinance
138 making additional septic system compliance inspection triggers by DELETING proposed trigger “B” for
139 40% of the assessed value of the principal structure and ADDING trigger “C” whenever any square
140 footage is added to the footprint of the principal structure. Motion carried 5-0-0.**

141
142 **8. NEW BUSINESS –**

143 A. Ordinance Amendment to Add Minimal Impact Design Standards (MIDS) to the City Code – Packet
144 material included an ordinance amendment proposal by Middle St. Croix Water Management Organization
145 (MSCWMO) about Minimal Impact Design Standards (MIDS) which are standards and processes used to guide
146 construction projects and development plans in a way that minimizes impacts to surface water and protects water
147 quality, which Mike Isensee presented to the Planning Commission at their July 11, 2016 meeting. The consultant
148 on the MIDS proposal suggested that rather than making substantial changes throughout the existing zoning code
149 to reflect the various elements of MIDS, it would be more straightforward and user-friendly to make minor
150 changes to the zoning code that refer to a new code chapter devoted to MIDS proposed changes to the zoning
151 code and a new Chapter 13 titled Stormwater Management and Erosion Control.

152 Chair Ronningen felt that the MSCWMO was perhaps over-reaching their authority in wanting cities to adopt
153 the MIDS standards into city code. She reminded that the Commission had discussed that Afton has more
154 restrictive regulations than the MIDS standards and does not need to adopt MIDS. She took exception to the fact
155 that the consultant and MSCWMO did not mark up the Afton City Code to show all areas they would change, but
156 just proposed a separate chapter. She felt that MSCWMO should have used their grant to review the Afton
157 ordinances specifically and mark up where our regulations might be deficient with a “delete and replace”
158 document.

159 Administrator Ron Moose noted that in fact they had done that but he didn't include it in the packet because
160 of the length of the document.

161 Bowman commented that it appeared the MIDS are in the spirit to "affect change." He noted Afton's mission
162 is to protect the rural environment. MIDS includes items to "get around" the protections Afton has in place.

163 Ronningen commented that the MSCWMO only covers 87 acres of Afton. South Washington Watershed
164 District (SWWD) and Valley Branch Watershed District (VBWD) have not asked Afton to change our city code.
165 She maintained that SWWD and VBWD are required to review and permit applications according to our city code
166 and they do so. She contended that if Afton adopts this proposal, the city regulations would be less restrictive than
167 what Afton has now. She didn't believe this was desirable.

168 It was noted that there was nothing included in the MSCWMO proposed ordinance that had requirements for
169 a Public Hearing. It was also noted that the proposal contained a 15% impervious maximum, but Afton regulates
170 impervious surface to 10%.

171 Doherty liked that the whole MIDS regulations were proposed to be in one chapter. She found Afton's
172 ordinances to have references to requirements in several places, making it cumbersome to look up all information.

173 Seeberger noted that if we adopted the Chapter 13 as recommended by MSCWMO our ordinances would be
174 inconsistent.

175
176 **Motion/Second: Doherty/Ronningen. To strongly recommend to City Council that the draft**
177 **ordinance integrating MIDS into the City Code be DENIED due to the following:**

178
179 **Findings of Fact:**

- 180 1. **Afton ordinances sufficiently cover the topic.**
- 181 2. **The workload to staff to take on the MSCWMO approach to changing the Afton City**
182 **Code is a heavy burden.**
- 183 3. **In several areas the proposed regulations are less restrictive than Afton's, which Afton**
184 **does not want.**

185
186 **Motion carried 5-0-0.**

187
188 **9. OLD BUSINESS -**

189 **A. Comprehensive Plan Update Process – [Item was deleted from agenda.]**

190
191 **B. Draft City Council Minutes – Council Member Ross reported that City Council denied the**
192 **Comprehensive Plan amendment application for rezoning from Ag to RR at Trading Post Trail and 60th Street S;**
193 **they continued the Brockman Trucking application to the November CC meeting and the engineer was asked for a**
194 **review and suggestions for the screening.**

195
196 **10. ADJOURN –**

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198 **Motion/Second: Doherty/Wroblewski. To adjourn the meeting at 8:07 p.m. Motion carried 5-0-0.**

199
200 Respectfully submitted by:

201
202
203
204 _____
205 Kim Swanson Linner, City Clerk

206 **To be approved on November 7, 2016 as (check one): Presented: _____ or Amended: _____**

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

Planning Commission Memo

Meeting: November 7, 2016

To: Chair Ronningen and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: November 2, 2016

Re: JoAnn Fox Application for a Conditional Use Permit (CUP) to Allow a Private Kennel at 2855 Nybeck Avenue South. **(Application Withdrawn)**

In reviewing the details of the proposed use with the applicant, and in reviewing the private kennel requirements, it was determined that the proposed use did not require a private kennel. Therefore, the applicant has withdrawn the conditional use permit application.

Planning Commission Direction Requested:
No Action Required.

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

Planning Commission Memo

Meeting: November 7, 2016

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorese, City Administrator
Date: November 1, 2016
Re: Localized LLC Application for a Conditional Use Permit for a Nature Center at 2167 Oakgreen Avenue and Two Adjacent Parcels with PID #s 16.028.20.23.0001 and 16.028.20.23.0002

Localized LLC, a non-profit organization, has purchased 60 acres of property at 2167 Oakgreen Avenue and two adjacent parcels with PID #'s 16.028.20.23.0001 and 16.028.20.23.0002. The 2167 Oakgreen parcel is zoned Agricultural and the other two parcels are zoned Rural Residential. The property is generally wooded and has substantial topography. The southerly portion of the property is adjacent to Valley Creek. The applicant is proposing to preserve the property as open space for use as a nature center, with activities including a community garden, hiking trails and biking trails. The applicant is involved in discussions with Washington County and the Minnesota Land Trust regarding placing a conservation easement on the property.

Attached is a description of the activities to be included in the nature center use. Also attached is a survey of the property, as well as a map showing the proposed location of a community garden, a parking lot, a storage shed and a set of hiking and biking trails. Because of areas of steep topography, it would be important that the bike trails are designed and maintained in a way that protects the steep slopes and prevents erosion.

Findings

Staff Findings: The following general findings are offered by staff for review and consideration by the Planning Commission:

1. The applicant has submitted the necessary documents for a Conditional Use Permit.
2. The applicant is proposing to preserve the property as open space for use as a nature center with a community garden, hiking and biking trails, a parking lot and a storage shed
3. The applicant has provided a site plan showing the conceptual location of the community garden, the parking lot, the storage shed and the trails. The applicant has not developed final plans for the parking lot, the shed or the bike trails
4. The applicant has provided an outline of the activities planned for the property. The applicant has not developed a detailed plan for how those activities are to be managed
5. Access into the site is proposed at one location off Oakgreen Avenue via a driveway which accesses the parking lot.
6. The proposed parking area meets setback requirements.
7. The proposal meets impervious coverage requirements

Planning Commission Direction: The Planning Commission should consider the findings presented within this report and act on the application in one of the three following ways:

1. If the Commission determines that the findings above or a set of revised findings support the approval of the application, the Commission should approve a motion to recommend approval of the application for a Conditional Use Permit based upon the findings provided within this report or with revision thereof. Approval of the application should be made only with conditions which mitigate potential impacts of the proposal on the community.
2. If the Commission determines that additional information is needed to proceed with the approval or denial of the application, the Commission may approve a motion to table the application to a later meeting date. If the Commission tables the application, the Commission must identify the specific materials or information required by the Commission to act on the application.
3. If the Commission determines that the findings do not support the approval of the application, or directly support the denial of the application, the Commission should approve a motion to recommend denial of the application. If the Commission approves a motion recommending denial of the application, the Commission must cite specific findings supporting the denial of the application.

Staff Recommendation:

If the Planning Commission determines that the findings support the approval of the Conditional Use Permit application for the proposed nature center use, staff recommends the Planning Commission consider placing the following conditions on the approval recommendation. In addition, staff recommends the Planning Commission identify any other reasonable conditions they determine to be necessary to address any concerns regarding the impacts of the proposed use.

Conditions

Conditions recommended to be placed on the nature center use are as follows:

1. The property must be used and maintained in a way that protects and preserves the land and particularly the natural features and sensitive areas such as steep slopes, woods and streams.
2. The property must be used and maintained in a way that maintains a natural and attractive appearance
3. Sufficient off-street parking must be provided for all uses
4. Off-street parking must be set back a minimum of 100 feet from adjacent properties, and must be screened from adjacent properties by vegetative screening.
5. No overnight accommodations are allowed
6. Hours of operation shall be the same as those for City Parks
7. The number and size of events are subject to review and approval by the City
8. The applicant shall provide sanitation facilities and solid waste management sufficient to meet the needs generated by the proposed uses.
9. All appropriate provisions of the Afton Code of Ordinances shall be complied with for the duration of the permit.
10. Any Valley Branch Watershed District permit requirements shall be met for the duration of the permit.
11. City Engineer specifications and recommendations for all work including the driveway and the parking lot shall be met for the duration of the permit.
12. Any necessary grading and drainage plans, including ponding areas, shall be constructed according to plans approved by the VBWD and the City Engineer
13. A storage shed is allowed to serve the nature center use, and must conform to all related regulations.

14. The design and location of the parking area shall conform to the approved site plan and shall meet the approval requirements of the City Engineer and the VBWD.
15. If any lighting is provided, it shall require an administrative permit. Any lighting shall be designed so that light is not directed toward the perimeter of the property. Lights shall not be allowed to adversely affect other properties in the area.
16. Design, location, and specifications of all signs shall conform to the Afton Sign Ordinance. All signs shall require a permit to be issued by the Zoning Administrator.
17. Non-compliance with the conditions of this permit shall be considered a violation; and, may result in revocation of this permit.
18. Compliance with conditions of this permit shall be monitored on a periodic basis. The conditions of this permit shall apply to the property described and shall not in any way, except as herein noted, be affected by any subsequent sale, lease, or other change in ownership.
19. Construction shall begin within one year of the date of issuance of this permit or the permit shall become null and void.

Planning Commission Direction Requested:

Motion regarding the Localized LLC application for a Conditional Use Permit for a nature center use at 2167 Oakgreen Avenue and two adjacent parcels with PID #s 16.028.20.23.0001 and 16.028.20.23.0002, with findings, and conditions if necessary.

Z16-33

Updated April, 2012

CITY OF AFTON CONDITIONAL USE PERMIT APPLICATION

Owner	Address	City	State	Zip	Phone
LOCALIZED, LLC	345 ST. PETER ST.	ST. PAUL	MN	55102	(651) 293-9001
Applicant (if different than owner)	Address	City	State	Zip	Phone
Submit to Afton - 2167 Oakgreen Ave S					
Project Address		AFTON	MN	55001	
2167 OAKGREEN AVE. S.					
Zoning Classification	Existing Use of Property	PID# or Legal Description			
RR+AG	Vacant	16282021001, -30001, -30002			
Description of Request					
To establish a Community green space, encompassing a community garden and hiking and biking trails.					
By signing this application, the applicant agrees to pay all expenses incurred by the City of Afton. In connection with this request, your signature constitutes permission for a representative of the City of Afton to enter your property, during business hours, to evaluate this request. This may involve minor excavating or soil borings. If you would like to be present during this evaluation, please contact the City. If work authorized by this Conditional Use Permit is not started <u>within 12 months of the date issued</u> , this CUP will EXPIRE and be INVALID.					
 Signature of Owner/Applicant					 Date
Make checks payable to City of Afton:					
FEES:		ESCROW DEPOSIT:			
CUP	\$260	CUP Escrow	\$600	TOTAL:	\$1850 ⁰⁰
Amended CUP	\$250	Amend CUP Escrow	\$350	DATE PAID:	6-8-16
City Engineer		Engineer Escrow		CHECK #:	5003
Other	\$350 ⁰⁰	Other		RECVD. BY:	
Fee and escrow deposit from previous ordinance amended permit application are to be applied to this application. <i>RR</i> July 2016					
ATTACH COPY OF DEED OR PROOF OF OWNERSHIP TO APPLICATION					

SEE Z16-20

6/6/16
City of Afton
Rezoning Application
LOCALIZED, LLC

To whom it may concern,
LOCALIZED, LLC is seeking approval for development of a hiking and biking trail and community garden on parcels 1602820210001, 1602820230001 & 1602820230002. The parcels are currently for sale as one property, and we currently have a signed purchase agreement with the seller.

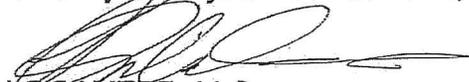
We are interested in this property chiefly as conservation land as it relates to Valley Creek and the St. Croix Watershed. However, we also hope to offer recreational and stewardship enjoyment of this land to the surrounding community. In this regard, we seek to develop and maintain a hiking and biking trail and establish a community garden, which would be open to the public in a controlled manner.

We believe that recreational use of land can be combined effectively with conservation efforts to build strong, sustainable communities and will seek to develop this plan with utmost consideration of impact and strict adherence to conservation values. We plan to work with local non-profits, government agencies, and community partners to achieve this. If approved, we would establish a restoration plan and garden program immediately and work gradually to develop the controlled recreational use in concert with it.

The community garden would take up very little of the property, but would provide, within a non-profit framework, agricultural plots to local growers. The existing acreage at the west end of the property, immediately adjacent to Oakgreen Avenue, is best suited for this as it has been agricultural land in the past (and some is currently). Removal of vegetation would likely be limited to invasive species.

For the hiking and biking trail, there are myriad variables to consider, most of which will require a significant investment on our part just to explore (soil stability, watershed improvement, habitat protection, grade engineering, etc.). To that end, the attached drawing is approximate at best. It is intended to show our goal that the trail would be inset at least 50' from the property line at every point. We intend to restore vegetation throughout the property but maintain vegetative screening to the extent that the trail is not visible from adjacent properties. We will plant native vegetation, if necessary, to assure this. Furthermore, activity on the southern portion that abuts Valley Creek would be limited to foot traffic. A modest parking area and potential maintenance shed would also be inset so as to not be visible from the surrounding properties.

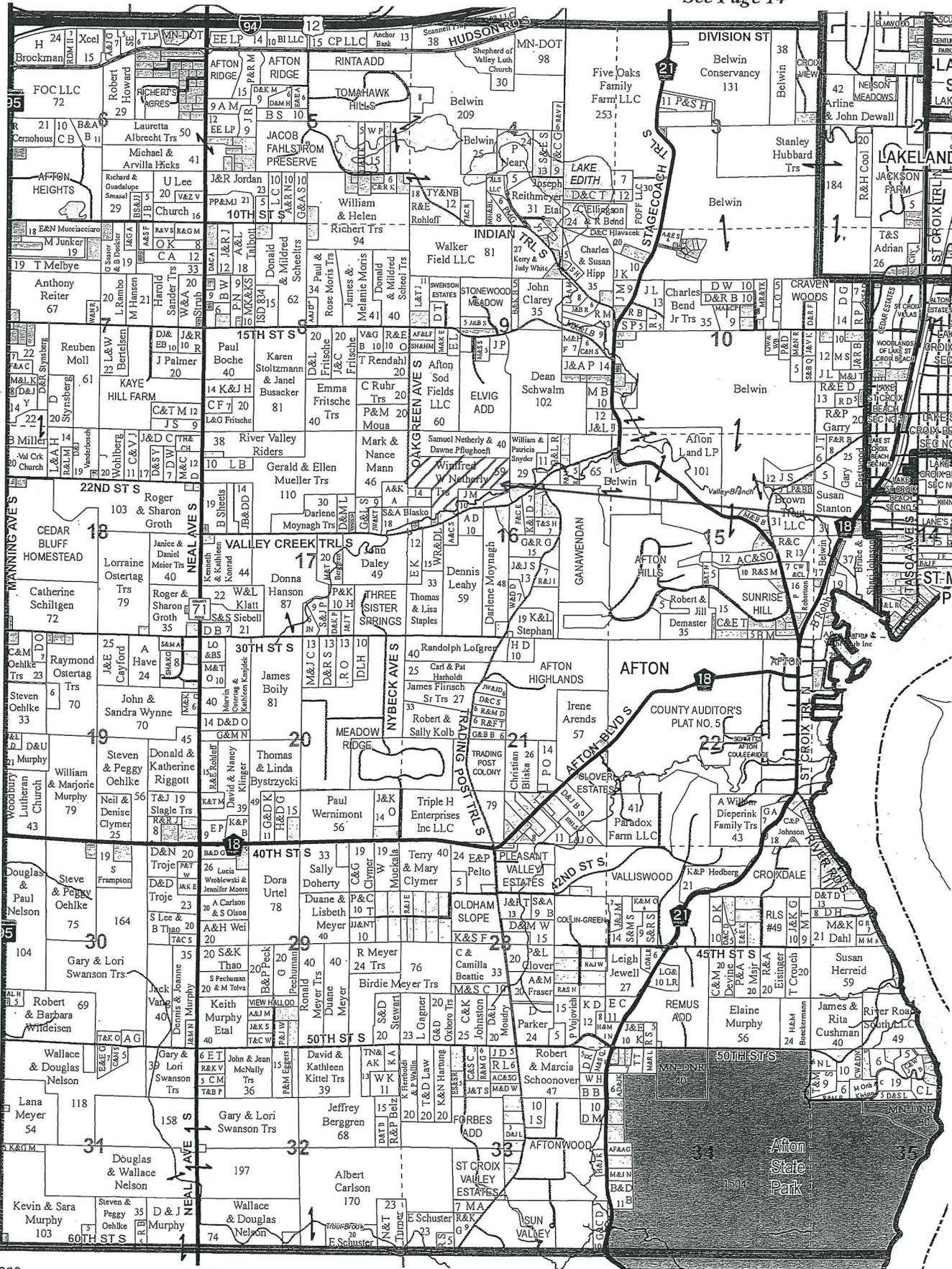
Thank you for your consideration,


LOCALIZED, LLC

Cities of Afton, St. Marys Point, Lakeland, Lake St. Croix Beach & Lakeland Shores



See Page 14



Subject Property

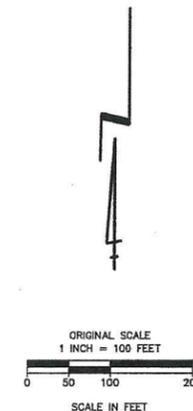
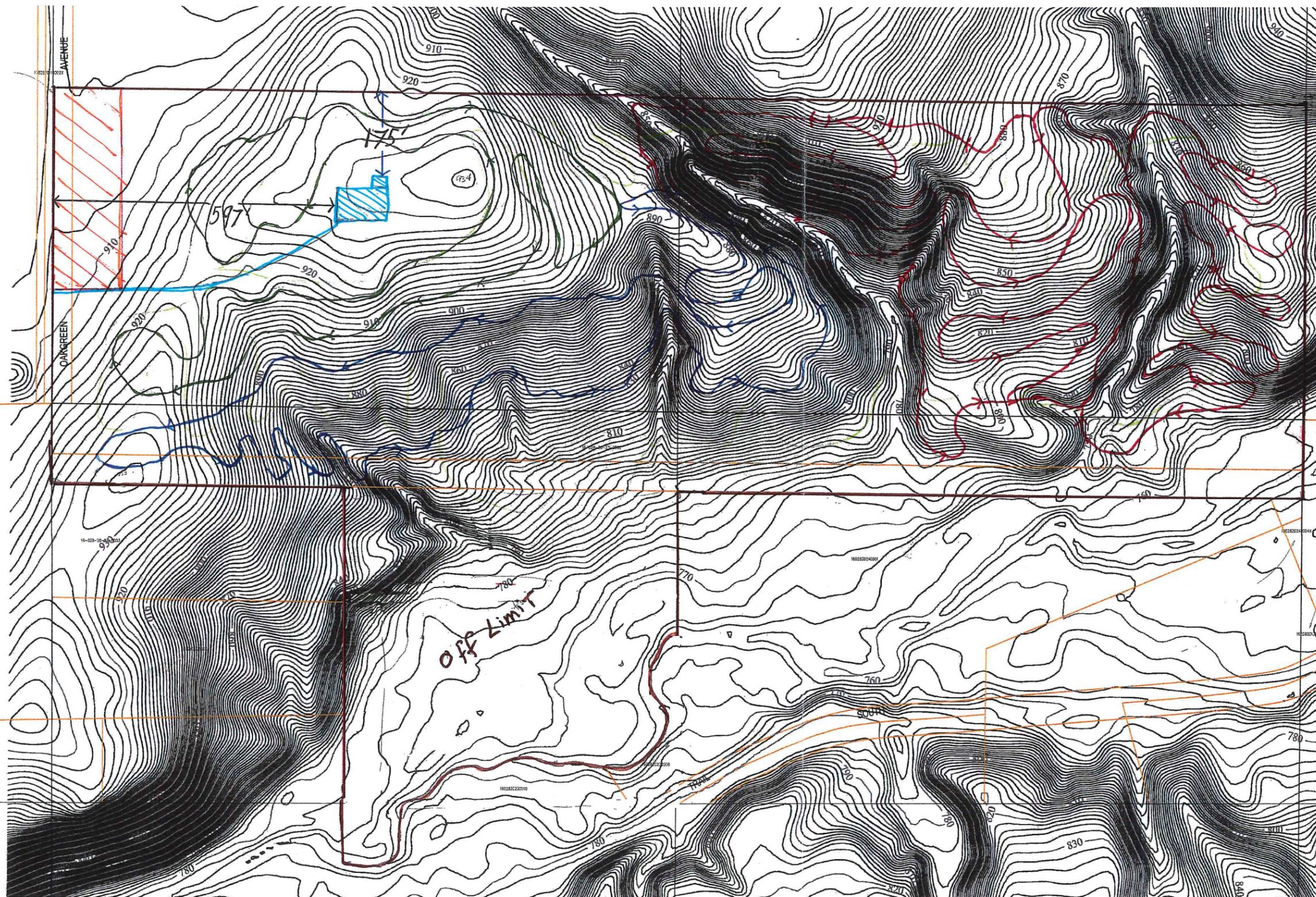
Netherly

City of Afton, Minnesota

Folz, Freeman, Erickson, Inc.
LAND PLANNING • SURVEYING • ENGINEERING

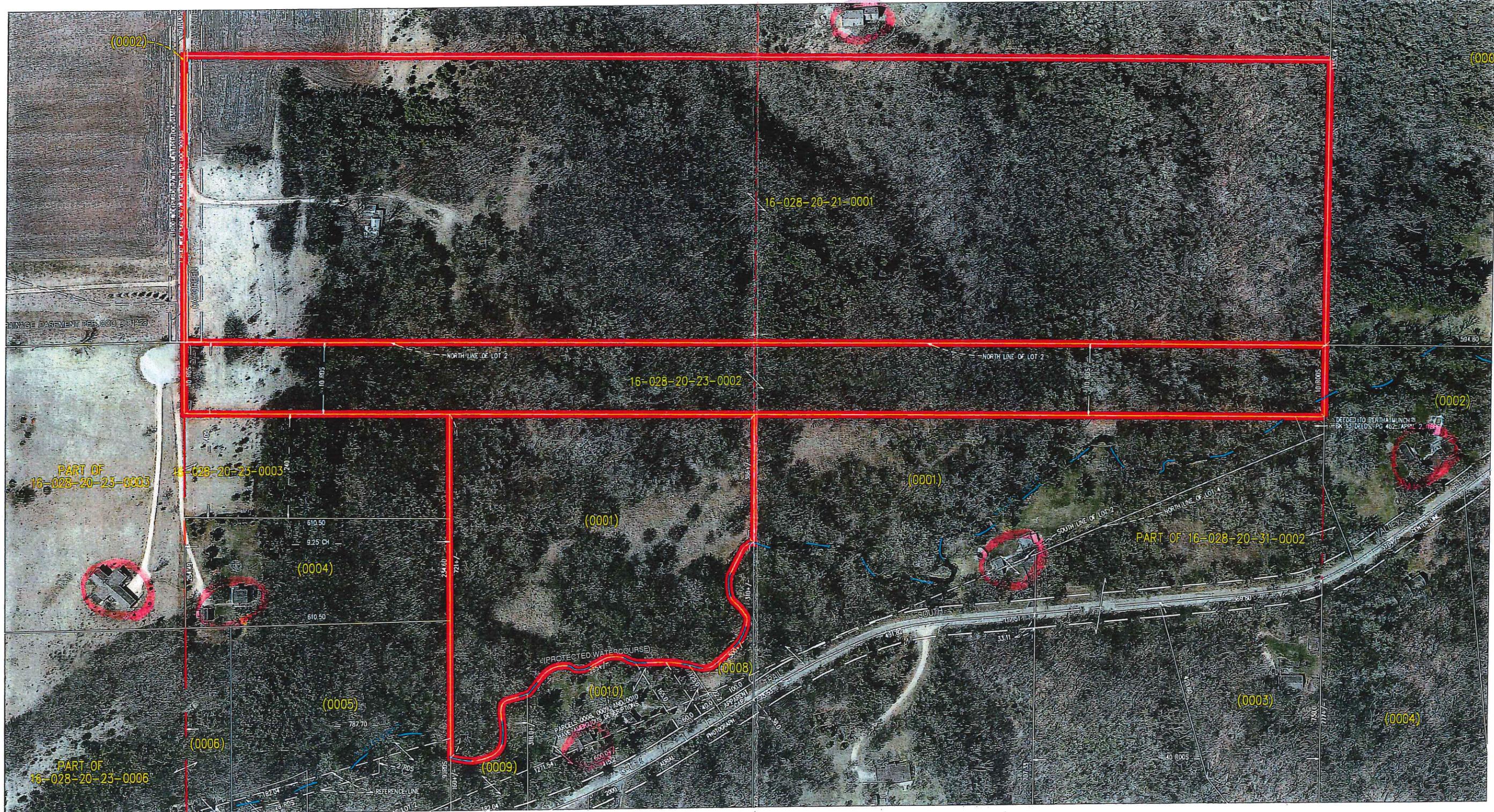


12445 55TH STREET NORTH
STILLWATER, MINNESOTA 55082
Phone (651) 439-8833 www.ffe-inc.com



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- Community Garden
- Driveway (Existing)
- PARKING/REST AREA/PROPOSED WALKWAY
- Beginner 4,400'
- Intermediate 4,500'
- Intermediate Flow Trail 8,400'



Washington County
 PUBLIC WORKS DEPARTMENT
 SURVEY AND LAND MANAGEMENT DIVISION
 14949 62nd Street North, P.O. Box 6
 Stillwater, Minnesota 55082-0006
 (651) 430-6876
 surveyor@co.washington.mn.us
 www.co.washington.mn.us/surveyor

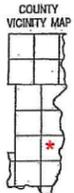
adjacent home loc.

- LEGEND**
- DNR PROTECTED WATERS
 - DNR PROTECTED WETLAND
 - DNR PROTECTED WATERCOURSE
 - MUNICIPAL BOUNDARY
 - PARK BOUNDARY



SECTION-TOWNSHIP-RANGE INDEX

0802820	0902820	1002820
1702820	1802820	1902820
2002820	2102820	2202820



SECTION VICINITY MAP

22	21	12	11
NW	NE	SE	SW
23	24	13	14
32	31	42	41
33	34	43	44

PROPERTY IDENTIFICATION NUMBER FORMAT (GEOCODE)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER NUMBER	SPECIFIC PARCEL
##	###	##	##	####

(0001) - LAST FOUR DIGITS OF PROPERTY IDENTIFICATION NUMBER

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES.
 PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.
 MAP LAST UPDATED: May 11, 2016
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: May, 2013

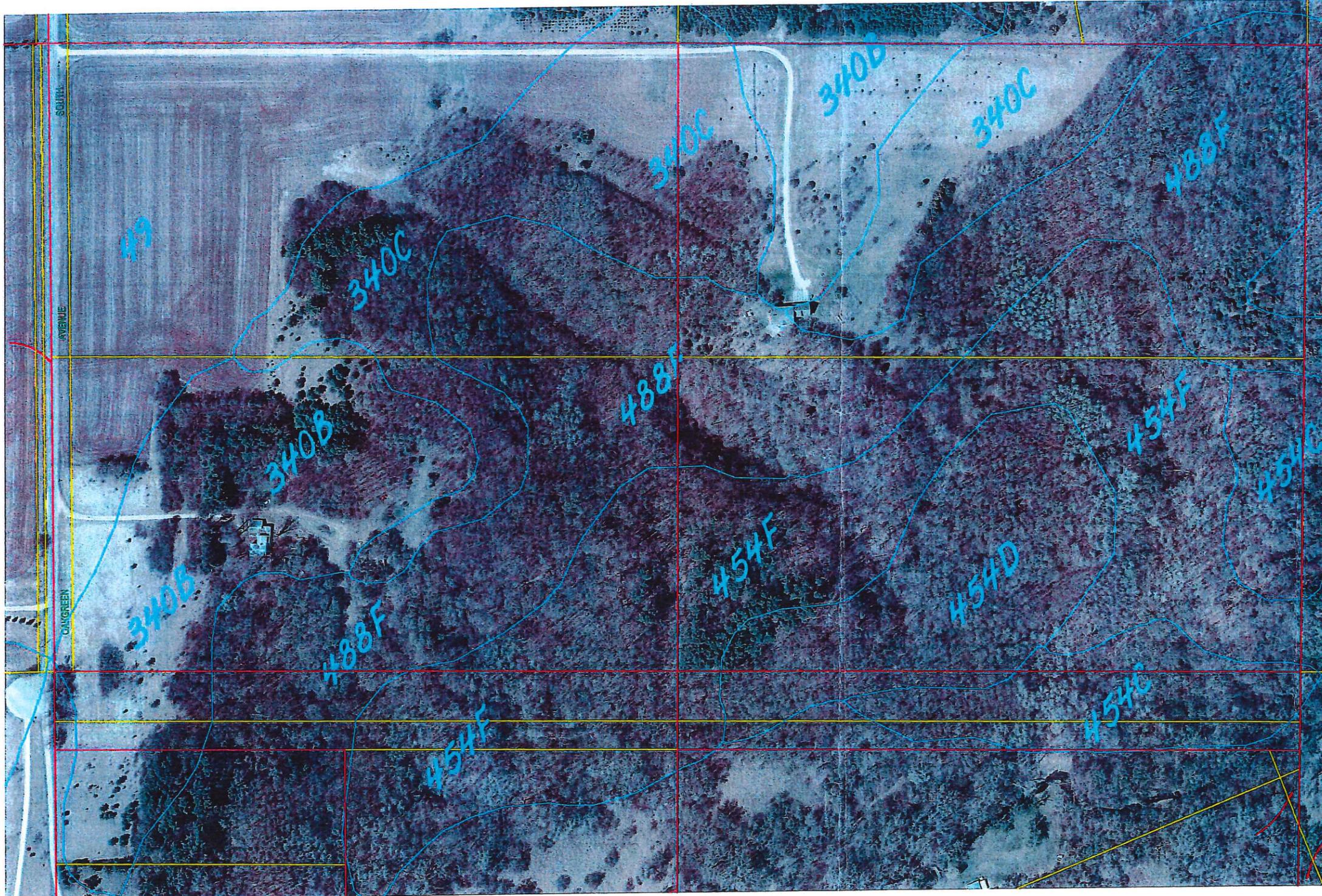
Netherly

City of Afton, Minnesota

Soil Map

Folz, Freeman, Erickson, Inc.
 LAND PLANNING • SURVEYING • ENGINEERING

FEE 12445 55TH STREET NORTH
 STILLWATER, MINNESOTA 55082
 Phone (651) 439-8833 www.ffe-inc.com



LEGEND

49 - Antigo Silt Loam - Typically, this soil has a very dark gray silt loam surface layer 4 inches thick, is dark grayish brown silt loam. The subsoil is about 25 inches thick. The upper part is dark brown silt loam. The middle part is dark brown and dark yellowish brown silt loam. The lower part is yellowish brown stratified coarse sand and gravel. This soil has fair suitability as building sites and poor suitability for most sanitary facilities. Soil strength is low in the silty mantle but is high in the underlying sandy material. Susceptibility to frost heave is moderate. Special precautions may be needed when installing roads, streets, sidewalks, and parking areas to prevent damage from frost heave. Septic tank absorption fields function well in this soil. They must be specially designed, however, because the underlying material is rapidly permeable and there is a hazard of pollution of ground water. Lawns, trees, and shrubs are generally easy to establish and maintain. The soil is a good source of sand and gravel for construction.

340 - Wauhan Silt Loam - Typically, the surface layer is very dark grayish brown silt loam about 8 inches thick. The subsurface layer is dark grayish brown silt loam about 4 inches thick. The upper part is dark brown loam. The lower part is dark yellowish brown silt loam. Limestone bedrock is at a depth of 23 inches. This soil has fair suitability as building sites because of the moderate depth to bedrock. The underlying bedrock requires heavy machinery for excavation. Susceptibility to frost heave is moderate, and roads, streets, and driveways may be damaged unless placed on more suitable base materials. Septic tank absorption fields are difficult to install because of the shallowness to the underlying bedrock.

454 - Mahomed Loamy Sand - Typically, the surface layer is dark brown loamy sand about 8 inches thick. The subsoil is about 19 inches thick. The upper part is dark brown gravelly sand. The lower part is reddish brown gravelly coarse sand. The underlying material is stratified reddish brown medium sand and gravelly sand. This soil is well suited to building site development. Foundations are relatively easy to excavate, but sidewalks have poor stability and may crack during excavation or when underground utilities are installed. This can be prevented by using temporary retaining walls. Septic tank absorption fields function well, but there is a hazard of pollution of underground water supplies and nearby lakes and streams. Specially designed absorption systems are needed to overcome this hazard.

458 - Brodale Flaggy Loam - Typically, the surface layer is very dark gray flaggy loam about 7 inches thick. The subsoil is dark brown flaggy very fine sandy loam about 6 inches thick. In some areas where soils have developed under woodland vegetation, the surface layer has lighter colors. In some areas there is not a flaggy surface layer. Because it has steep slopes, this soil is poorly suited to building site development and sanitary facilities. If it is used for building, retaining buildings to fit the site can preserve the natural landscape and at the same time reduce the need for grading and control erosion and sedimentation. In most areas the underlying bedrock is very hard and large machinery is required for excavation, thereby increasing construction costs. This soil is poorly suited to septic tank absorption fields because of the steep slopes.

- B - 1 to 6 percent slope
- C - 6 to 12 percent slope
- D - 12 to 25 percent slope
- E - 18 to 30 percent slope
- F - 20 to 50 percent slope

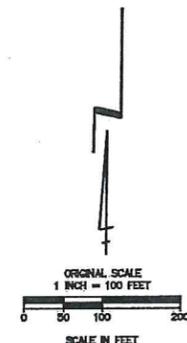


EXHIBIT B

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

Planning Commission Memo

Meeting: November 7, 2016

To: Chair Ronningen and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: November 2, 2016

Re: 2017 Planning Commission Meeting Schedule

In 2017, there are two Planning Commission meeting dates that are affected by holiday observances. One is the January 2 meeting, the other is the September 4 meeting. Because the New Year's Day holiday falls on a Sunday, the City is observing the holiday on Monday, January 2. The holiday observance requires that the Planning Commission meeting be rescheduled. In the case of a holiday conflict, Planning Commission meetings are generally rescheduled to the following Monday. This would be January 9. Another option would be to reschedule to Tuesday, January 3.

The September 4 meeting falls on the Labor Day holiday. This meeting could be rescheduled to Tuesday, September 5 or to Monday, September 11.

Planning Commission Direction Requested:

Motion regarding the rescheduling of the January 2, 2017 and September 4, 2017 Planning Commission meetings.