

CITY COUNCIL WORK SESSION MEETING AGENDA

**Tuesday, December 5, 2017
At 5:00 p.m.**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF AGENDA – December 5, 2017 Council Work Session**
- 4. CITY COUNCIL BUSINESS**
 - A. Engineering Services**
 - B. Afton Creek Preserve PLCD Subdivision Concept Alternatives at 14220 60th Street and parcels with PID Numbers 33.028.20.33.0005, 33.028.20.33.0004, 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001.**
- 5. ADJOURN**

A quorum of the City Council or Other Commissions may be present to receive information at this meeting

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

Meeting Date Dec. 5, 2017

Council Memo

To: Mayor Bend and Members of the City Council
From: Ron Moorse, City Administrator
Date: November 29, 2017
Re: Engineering Services

Todd Hubmer, of WSB, has requested an opportunity to discuss with the Council WSB's provision of engineering services to Afton, including the lead engineer for Afton and the 2018 fee schedule.

Council Direction Requested

The Council may provide feedback to Mr. Hubmer regarding the lead engineer and the fee schedule, but formal action regarding each will need to occur at a regular Council meeting.

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

Meeting Date Dec. 5, 2017

Council Memo

To: Mayor Bend and Members of the City Council
 From: Ron Moorse, City Administrator
 Date: November 29, 2017
 Re: Afton Creek Preserve PLCD Subdivision Concept Alternatives at 14220 60th Street and parcels with PID Numbers 33.028.20.33.0005, 33.028.20.33.0004, 33.028.20.32.0001, 32.028.20.41.0002, 32.028.20.42.0004, and 32.028.20.43.0001.

The City Council, at its October 17, 2017 meeting, referred the Afton Creek Preserve Preservation and Land Conservation Development (PLCD) back to the Planning Commission for reconsideration. Since then, the applicant has developed two concept alternatives to address feedback from the Planning Commission, the neighboring property owners and the City Council, and to minimize the number of required variances. The applicant would like to obtain general feedback from the Planning Commission and the City Council regarding the two concept alternatives to guide the detailed preparation of one alternative to bring forward in a continuation of the preliminary plat review process.

One concept alternative is a revised cul de sac with one termination point and 16 lots. The other concept alternative is a loop road with access to Odell Avenue. The two concept plans, along with the initial sketch plan that included the loop road, are attached along with a narrative from the applicant regarding the two plans.

Concept Alternatives

The following is an outline of the features of each of the two concept alternatives.

Concept 1-A

Loop Road with Access to Odell Avenue

The loop road alternative has access at 60th Street at its southeast end and has access to Odell Avenue at its northeast end. This alternative also includes a cul de sac extending from the loop road to the west that includes 9 lots.

- Addition of Odell Avenue access
 - Dispersal of traffic (amongst two access points)
 - Additional emergency vehicle access point
 - Cul-de-sac length generally consistent with Ordinance requirement
 - New traffic impacts on Odell
- Addition of 5-acre lot with frontage on Odell
 - Lot is proposed to be dedicated to the City as parkland, reserving a 60 foot wide road right-of-way. Approximate 4-acre park would result (accessible from Odell Avenue)
 - Rural Residential zoning to be retained
 - Odell Avenue pedestrian connection provided to PLCD open space
- Second cul-de-sac turnaround eliminated (no need for variance)
- Nine lots with access to cul-de-sac (no need for variance)
- Includes 60th Street scenic overlook

Concept 1-B

Revised Cul de Sac

The revised cul de sac alternative has eliminated the extension to the north that did not conform to the City's definition of cul de sac. The revised cul de sac includes 16 lots.

- Single access from 60th street retained (5 acre Odell Avenue lot not included)
- One access point for emergency vehicles
- Second cul-de-sac turnaround eliminated (no need for variance)
- Proposed cul-de-sac length (in excess of 1,320 feet) allowed by PLCD
- More than 9 lots on the cul de sac (variance needed)
- Odell Avenue residents exposure to subdivision is limited
- Includes 60th Street scenic overlook
- No park land dedication (resulting in a cash contribution)

General Plan Revision

In addition to the two concept plans, the overall PLCD plan has been revised to no longer include the 20-acre parcel in the southwest portion of the site that is directly to the west of the Turner horse farm at 13926 60th Street.

Legal Questions for City Attorney Response

During the application review process, a number of legal questions have been raised regarding various elements of the application. The City Attorney has provided verbal responses regarding some of the questions, but additional clarity has been requested. The City Attorney is in the process of preparing written responses regarding the legal questions. The written responses will be provided in advance of the work session.

Request for Feedback from the Planning Commission

The applicant has requested general feedback from the Planning Commission regarding the concept alternatives. The Planning Commission will provide its feedback at its December 4 regular meeting. Staff will summarize the Planning Commission's feedback at the work session.

Request for Feedback from the City Council

The applicant would like to obtain general feedback from the City Council regarding the two concept alternatives to guide the detailed preparation of one alternative to bring forward in a continuation of the preliminary plat review process.

Council Direction Requested

Provide Feedback to the Applicant Regarding the PLCD Subdivision Concept Alternatives.



J.P. Bush
H O M E S

Supplementary Narrative Document

November 20, 2017

Supplementary Narrative Document to City of Afton Planning Commission and City Council

Property: 14220 60th St S Afton MN 55001
Will Carlson owned 218.6 Acres

Usage: Previously operated under Agriculture Zoning.
Request to Use Ordinance Article XII Sec. 12-2371
PRESERVATION AND LAND CONSERVATION DEVELOPMENTS

Proposer: Will Carlson, Land Owner.
JP Bush Homes, Developer.

The Developer in addition to original narrative adds the following information.

The Developer has submitted plans for a PLCD in the City of Afton. The following Committees have seen and formally reviewed plans for the development.

1. Parks Committee.
2. NRGC Committee.
3. Planning Commission.
4. City Council.

The City Council has advised the developer to extend the time for review and consider options for discussion. The options for consideration (attached) encompass meetings and cooperation between the City Staff and the Developer.

ATTACHED DOCUMENTS

25 copies 11x17 and 2- 24x36 of the original sketch plan dated November 15, 2016.
25 copies 11x17 and 2-24x36 of design showing a Thru road. Plan called (1-A)
25 copies 11x17 and 2-24x36 of design showing single Cul-De-Sac. Plan called (1-B)

The plan dated November 16, 2016 was the original plan submitted for sketch plan review and modified omitting exit to Odell. The omission and redesign based on suggestions during sketch plan review. The

intent for this document being attached in this packet is for History information and discussions related to Plan called (1-A).

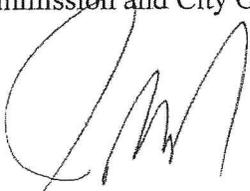
The Plan (1-A) is a plan that has.

1. Removal of previous planned lot #1 Block 1 on 60th near the west end of the development.
2. Developers intent to restrict the traffic exits onto 60th as A RIGHT TURN OUT ONLY.
3. An exit onto Odell as originally shown in the first plan submitted in 2016.
4. The existing parcel on Odell will have City dedication and road right of way.
5. The Trail system in the Conservation area will extend to the North boundary and out onto Odell.
6. The entry/Exit onto Odell to be landscaped.
7. The Cul-de-sac shown has 9 lots and is 1500 feet long.

The Plan (1-B) is a plan that has.

1. One Cul-De-Sac and 16 lots on it.
2. Lot #1 Block 1 off 60th removed.

The Developer is asking for feedback on the attached documents to determine the direction and expense of a Preliminary Plat application. Please accept this supplement to the City of Afton Planning Commission and City Council.



Joseph P Bush
J.P. Bush Homes

AFTON CREEK PRESERVE CONCEPT 1-A

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

Property Identification Numbers
3302820330002
3302820330004
3302820330005
3302820320001
3202820410002
3202820420004



Developer:

J.P. Bush
HOMES
Lakeland, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 198.05 acres

Proposed Conservation Easements
OPEN SPACE = 99.58 acres
(50.3% gross parcel area)

Proposed Lots (18 total) = 90.73 acres

Proposed Road Right of Way = 7.7 acres

Proposed Road Right of Way Width = 60 feet

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

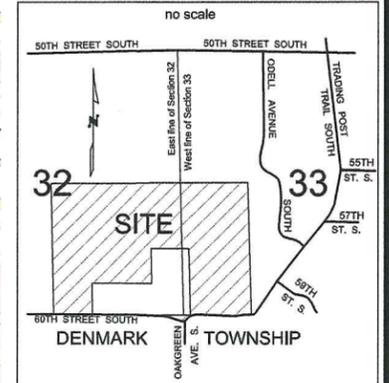
Proposed Length of Cul-De-Sac - 1550 feet

Proposed Road Type - 24 foot wide rural section

Legend

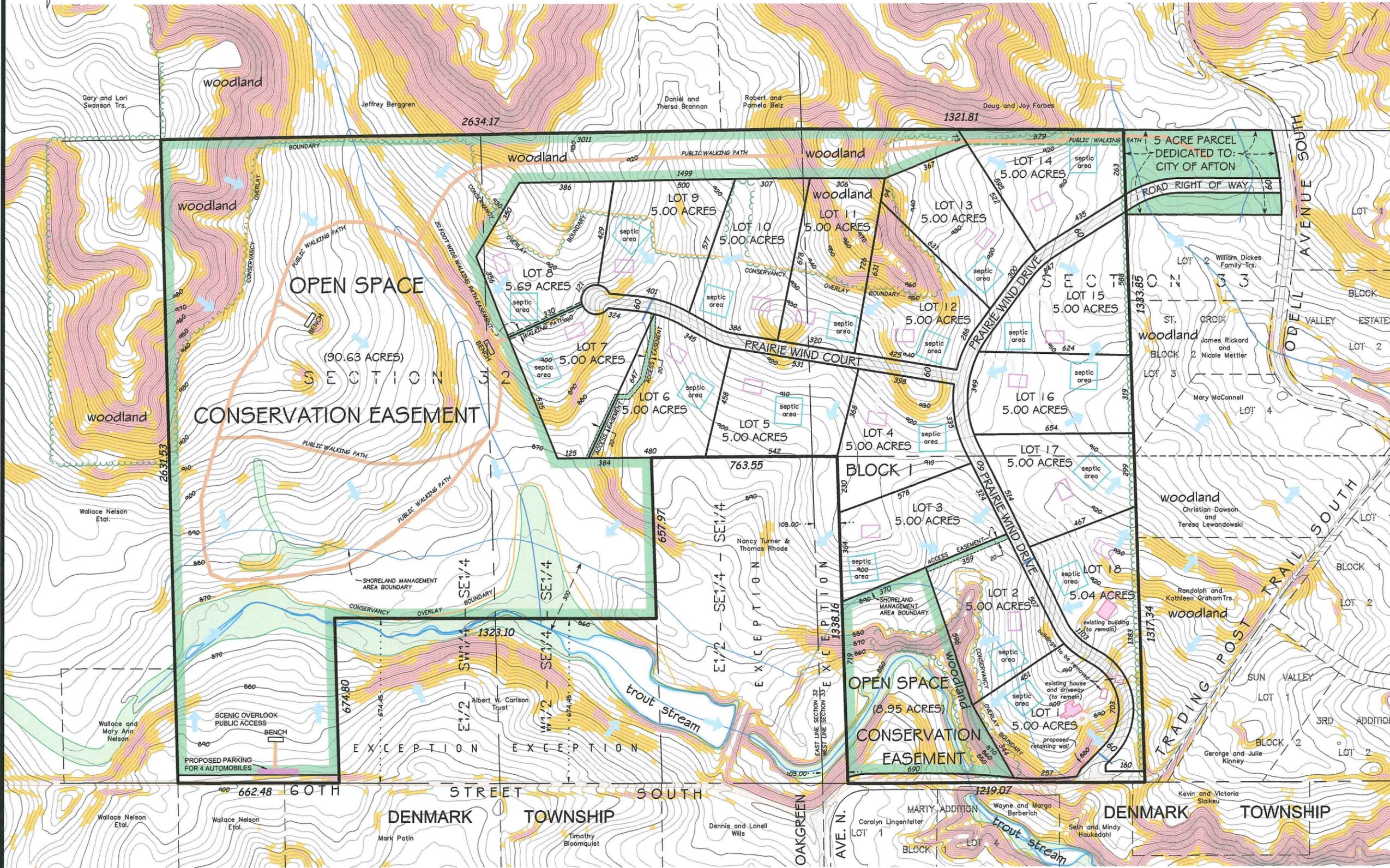
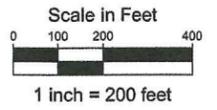
- Denotes slopes 12% to 17.9%
 - Denotes slopes over 18%
 - Denotes wetland location per U.S. Fish and Wildlife Service National Wetlands Inventory.
 - Denotes stream.
 - Denotes general surface water flow.
 - Denotes proposed culvert location.
 - Denotes proposed house site.
 - Denotes proposed septic area. This area includes enough land for a primary and secondary system.
 - Denotes proposed driveway location.
 - Denotes proposed walking path.
- Contours are at two foot intervals and are based on data published by the Minnesota Department of Natural Resources.

Vicinity Map



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.
mil hork
Milo B. Horak, Minnesota License No. 52577
November 19, 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: info@landmark.net

The following minimum setbacks were observed:
Buildings - 200 feet from the stream bank.
Septic Areas - 150 feet from the stream bank.
Buildings and Septic Areas - 40 feet from a bluff line.

NOTE:
All proposed lots have a minimum of 2.5 acres of buildable land.

Property Identification Numbers
 330282030002
 330282030004
 330282030005
 3302820320001
 3202820410002
 3202820420004



Developer:

J.P. Bush
 HOMES
 Lakeland, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 198.05 acres

Proposed Conservation Easements
 OPEN SPACE = 106.14 acres
 (53.6% gross parcel area)

Proposed Lots 16 buildable total

Proposed Road Right of Way = 7.1 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 - 4012 feet

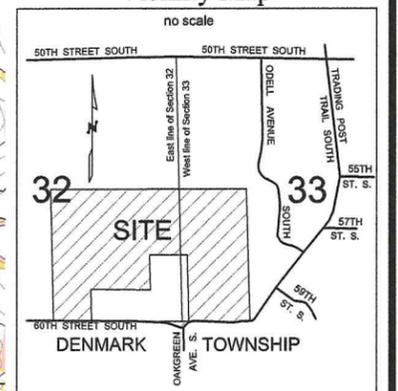
Proposed Road Type - 24 foot wide rural section

Legend

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Vicinity Map

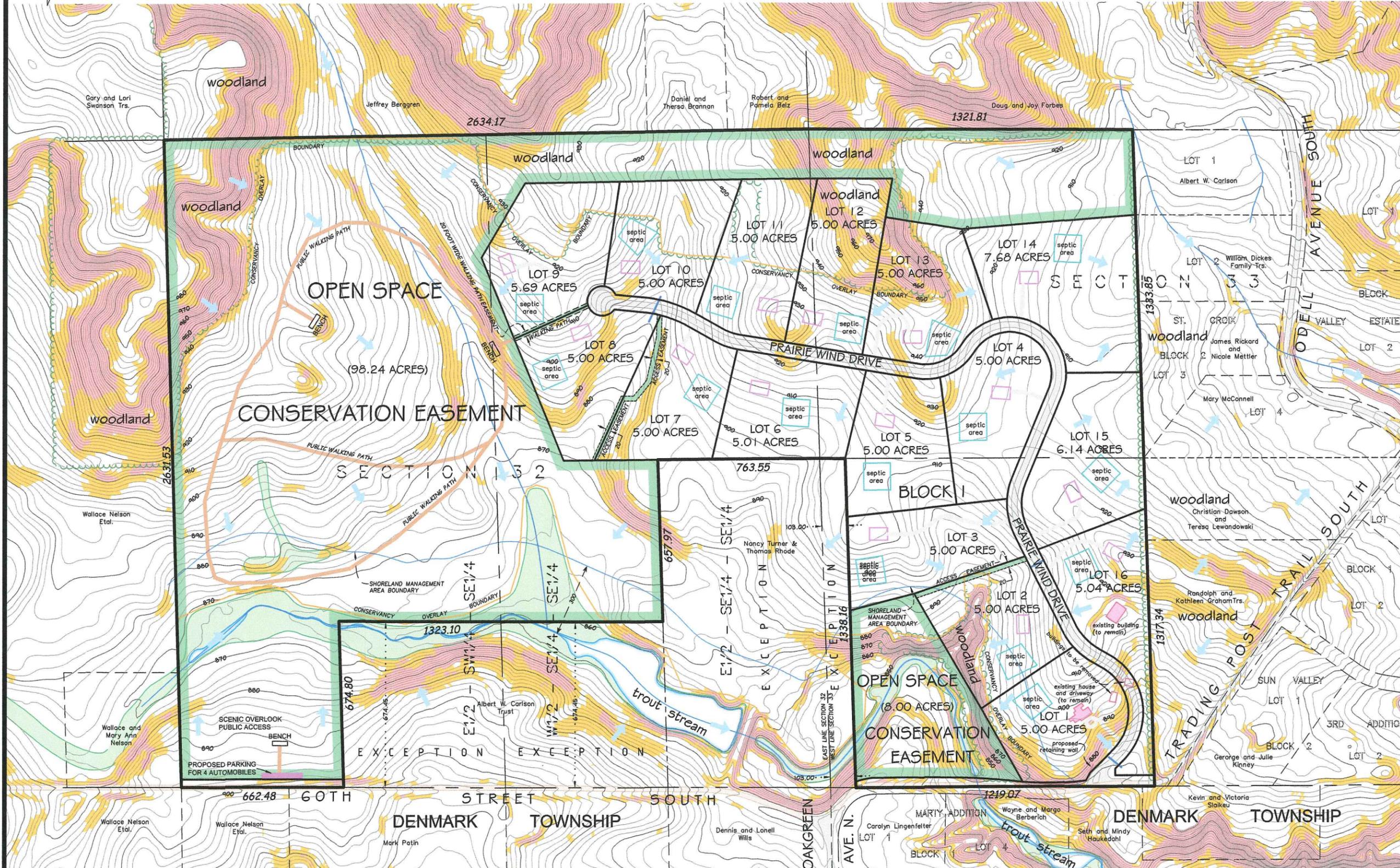
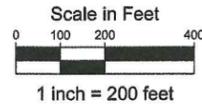


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 I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Landmark Surveying, Inc.
mil Hank
 Milo B. Horak, Minnesota License No. 52577
 Date: November 19, 2017

AFTON CREEK PRESERVE CONCEPT 1-B

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



The following minimum setbacks were observed:

- Buildings - 200 feet from the stream bank.
- Septic Areas - 150 feet from the stream bank.
- Buildings and Septic Areas - 40 feet from a bluff line.

NOTE:

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

Landmark Surveying, Inc.
 21090 Olinda Trail North
 P.O. Box 65
 Scandia, Minnesota 55073
 Office number: 651-433-3421
 Cell number: 651-753-5760
 E-mail: mthfield@ironbnet.net

-- CONCEPT --

PRESERVATION & LAND CONSERVATION DEVELOPMENT

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

NOTE: 2016 VERSION

Developer:



J.P. Bush
HOMES
Lakeland, Minnesota

Property Owner: Will Carlson

TOTAL PARCEL AREA = 198.0 acres

Proposed Conservation Easements
OPEN SPACE = 99.6 acres
(50.3% gross parcel area)

Proposed Lots (18 total) = 90.8 acres

Proposed Road Right of Way = 7.6 acres

Proposed Road Right of Way Width = 60 feet

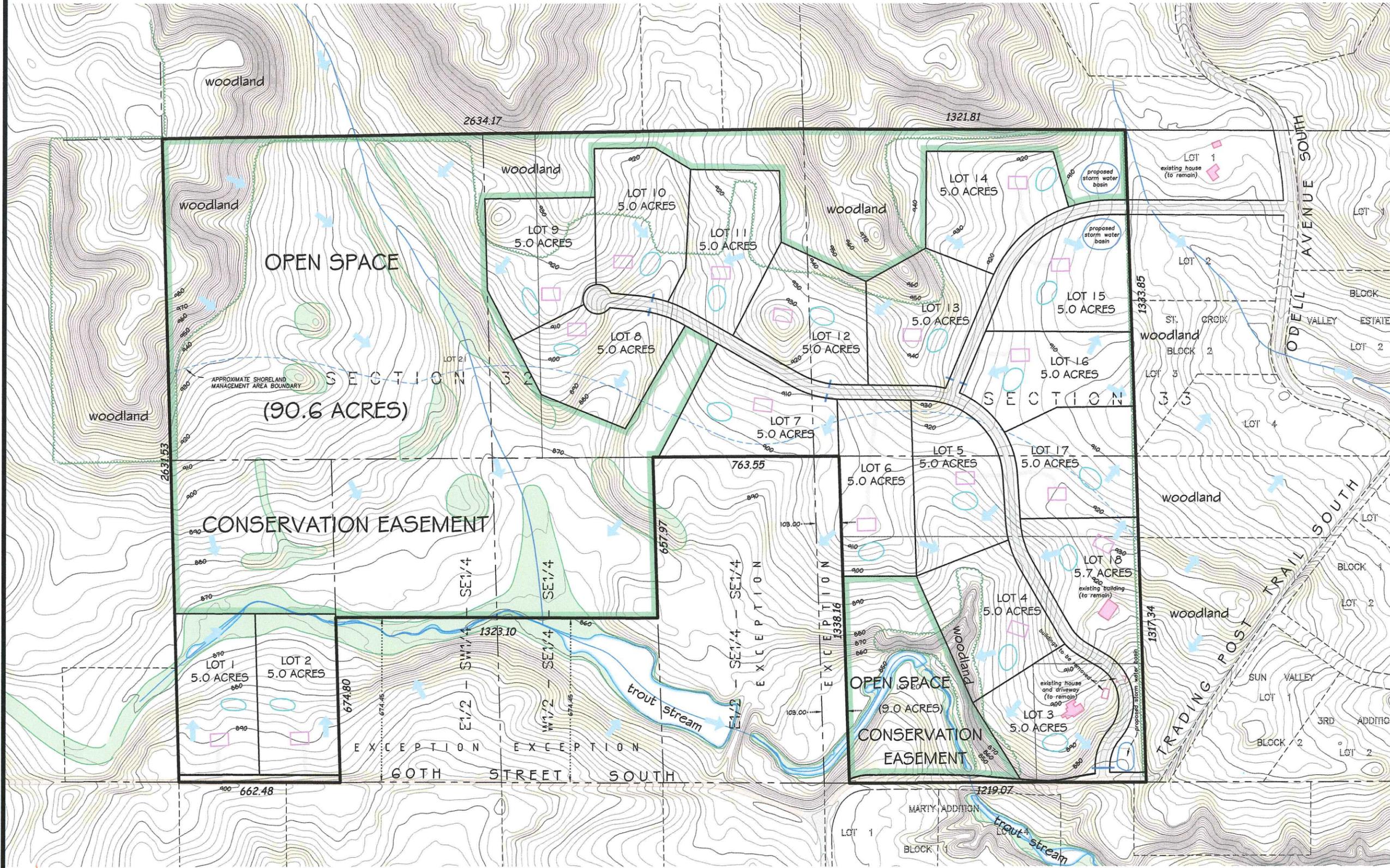
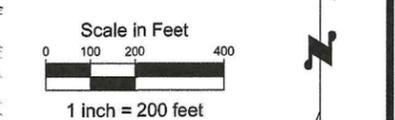
Proposed Length of Cul-De-Sac = 1535 feet ±

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%
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 - 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).



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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.

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November 15, 2016
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