

**Public Works Committee Meeting
Thursday, February 2, 2017
1:30 PM**

Agenda

- 1. Call to Order**
- 2. Committee Business**
 - A. Review of Carlson PLCD Subdivision Sketch Plan at 60th Street West of Trading Post Trail
 - B. Planning Regarding the Paving of 60th Street
 - C. 2017 Street Improvement Project
 - D. 30th Street Culvert Replacement
- 3. Adjournment**

City of Afton

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

Meeting Date Feb. 2, 2017

Public Works Committee

To: Public Works Committee Members
 From: Ron Moorse, City Administrator
 Date: February 1, 2017
 Re: Revised Will Carlson Plan for a Preservation and Land Conservation Development Subdivision for 218 acres of Land Located on 60th Street West of Trading Post Trail

Background

Will Carlson owns 218.6 acres of land north of 60th Street and west of Trading Post Trail. The land is zoned Agricultural. There is an existing 23.5 acre lot with access off 60th Street that is not owned by Mr. Carlson and is shown as an "exception" on the Sketch Plan. Also, a trout stream runs east/west across the southerly portion of the property, which limits access options to the bulk of the property from 60th Street.

The Zoning Code generally prohibits developments in the Ag zone that require new public roads to serve the new lots and limits the density of agriculturally zoned land to 3 lots per quarter-quarter section (40 acres). However, the zoning code also allows the use of a Preservation and Land Conservation Development (PLCD) in the Ag zone to enable a public road to serve a new development and to enable a density of 4 lots per 40 acres. A key element of the PLCD is that 50% of the land is required to be placed into a conservation easement for preservation as open space in perpetuity. The ordinance language regarding the PLCD is in Section 12-2371, which is the last section of the Zoning Code.

Mr. Carlson has applied for a Sketch Plan Review for a proposed PLCD. The Sketch Plan Review is a review at the conceptual level to enable the City, through review and recommendations by its related committees and commissions, to provide feedback to the developer to guide the preparation of the more detailed administrative permit application and preliminary plat. The Sketch Plan is attached.

The Sketch Plan reflects a plan for subdivision of the property to create 20 lots, each with a minimum area of five acres, and to preserve two open space areas - one 100 acres and one 9.7 acres. These two areas, which are to be placed into a conservation easement, were designed with feedback from the DNR and the Minnesota Land Trust to specifically protect and preserve the existing trout stream.

Access

Access into the property from 60th Street is limited to a location at the southeast corner of the property, due to steep slopes and the trout stream which creates a barrier to the bulk of the property to the north. A second access point was originally proposed at the northeast corner of the property using a proposed new connection to Odell Avenue. The sketch plan has been recently revised to eliminate the loop road with the connection to Odell Avenue in favor of a cul de sac.

The Lower St. Croix Valley Fire Department has indicated that, while the loop road with the connection to Odell Avenue would be the best access option, the cul de sac option is acceptable to them. Another option is the cul de sac with an emergency access connection to Odell that would only be used by emergency vehicles.

The proposed access point on 60th Street is near the intersection of Trading Post Trail and 60th Street. The access will need to be reviewed by the City Engineer to ensure it meets engineering standards.

Environmental Assessment Worksheet (EAW)

The developer is in the process of preparing the EAW based on the revised sketch plan, and plans to provide a draft EAW for initial review by mid-February.

General PLCD Provisions

A PLCD is a tract of land that is developed as a unit under single or unified ownership or controls. A Preservation and Land Conservation Development may be allowed in the AG zoning district to preserve prime agricultural land, woodland, wildlife habitat, vistas, groundwater recharge areas, areas with sensitive soils or geological limitations and areas identified in the Comprehensive Plan. Uses not otherwise allowed in the zoning district are prohibited within a planned development unless specifically permitted by provisions of this ordinance.

The purposes of the PLCD ordinance are as follows:

- A. To permit subdivisions in the Agricultural Zoning District which require the construction of a new public street.
- B. To encourage a more creative and efficient development of land and its improvements through the preservation of agricultural land, natural features and amenities than is possible under the more restrictive application of zoning requirements, while at the same time, meeting the standards and purposes of the comprehensive plan and preserving the health, safety, and welfare of the citizens of the City.
- C. To preserve open space, to preserve the natural resources of the site and to preserve wildlife habitat and corridors.
- D. To facilitate the economical provision of streets and public utilities.
- E. To allow the transfer of development rights (density) within a subdivision in order to preserve agricultural land, open space, natural features and amenities.

General standards for approval.

A. Conditional Use Permit shall be required for all preservation and land conservation developments. The City may approve the preservation and land conservation development only if it finds that the development satisfies all of the following standards:

- 1. The preservation and land conservation development is consistent with the comprehensive plan of the City.
- 2. The preservation and land conservation development is an effective and unified treatment of the development possibilities on the project site and the development plan provides for the preservation of unique natural amenities.
- 3. The preservation and land conservation development can be planned and developed to harmonize with any existing or proposed development in the areas surrounding the project site.

B. The tract is a minimum of eighty (80) contiguous acres in size and all of the following conditions exist:

- 1. The proposal better adapts itself to the physical and aesthetic setting of the site and with the surrounding land uses than could be developed using strict standards and land uses allowed within the underlying zoning district.
- 2. The proposal would benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district.
- 3. The proposal would provide land use and/or site design flexibility while enhancing site or building aesthetics to achieve an overall higher quality of development than would otherwise occur in the underlying zoning district.

4. The proposal would ensure the concentration of open space into more workable or usable areas and would preserve the natural resources of the site more effectively than would otherwise occur in the underlying zoning district.

C. At least fifty (50) percent of the total tract is preserved as an undeveloped parcel.

Density, Frontage on a Public Street and Length of Cul-de-sac requirements.

A. The average density over the proposed PLCD shall not exceed the maximum density permitted in the underlying zoning district.

B. The maximum length of cul-de-sacs may be exceeded to accommodate curvilinear streets and other design elements that tend to preserve the rural character or other resources within the PLCD.

Public Works Committee Feedback Regarding the Proposed Sketch Plan

The Public Works Committee may have feedback for the applicant and the Planning Commission and Council regarding the Sketch Plan.

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
Labeland, 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.

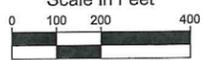
Legend

-  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).

Scale in Feet

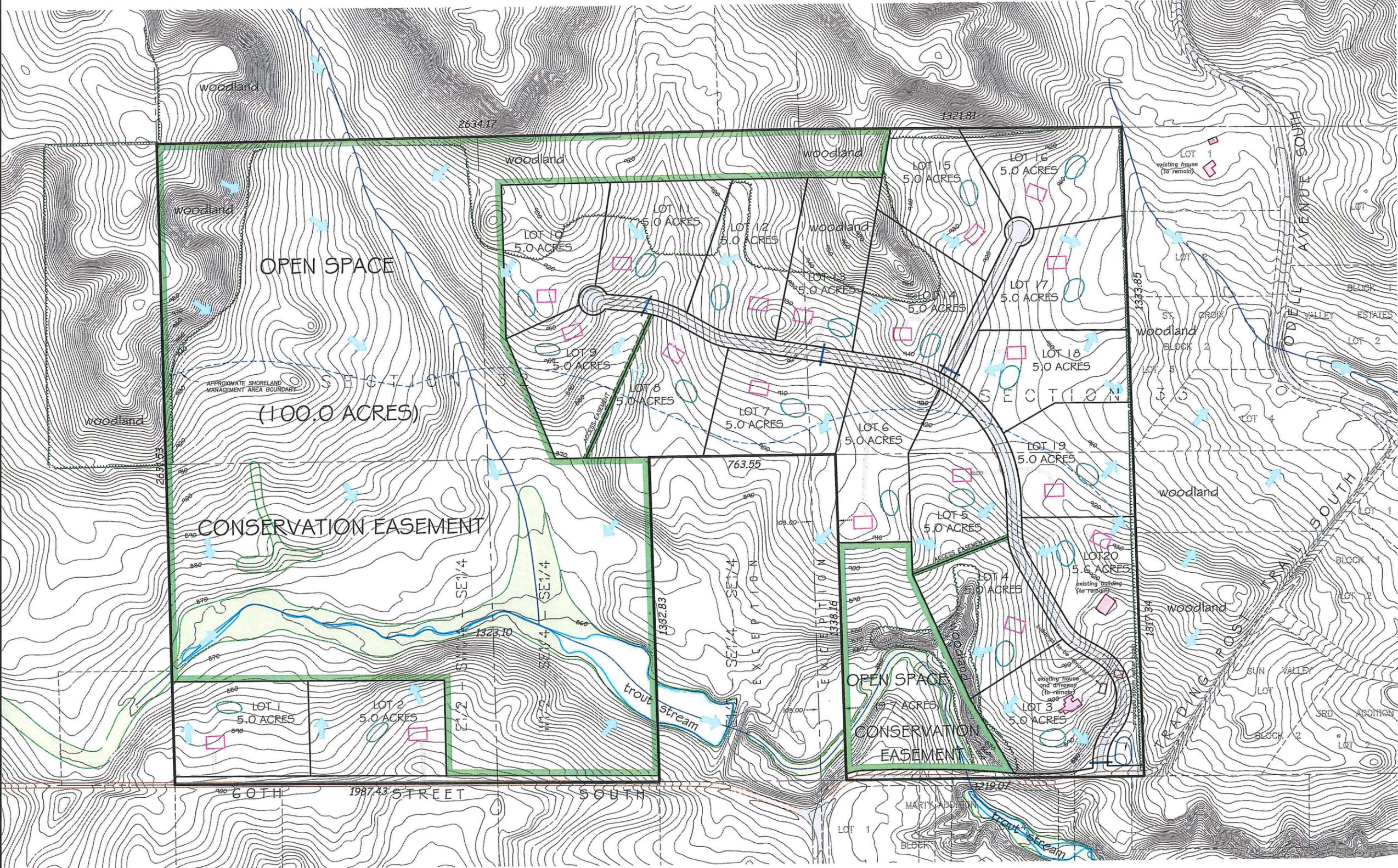


1 Inch = 200 feet

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
Date: January 17, 2017




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Meeting Date: Feb. 2, 2017

Public Works Committee

To: Public Works Committee Members
From: Ron Moore, City Administrator
Date: February 1, 2017
Re: Planning Regarding 60th Street Paving From Trading Post Trail to Neal Avenue

60th Street from Trading Post Trail to Manning Avenue has a gravel surface. The north side of the street is in Afton and the south side of the street is in Denmark Township. There is currently an agreement between Afton and Denmark Township that Denmark Township maintains the segment of 60th Street between Trading Post Trail and Neal Avenue (approximately one mile in length) and Afton maintains the segment from Neal Avenue to Manning.

A proposed subdivision north of 60th Street and west of Trading Post Trail has its only proposed access on 60th street, which would bring additional traffic to the street. There is currently no plan for the paving of 60th Street. Paving 60th Street from Trading Post Trail to Neal would provide a paved surface for the traffic from the proposed subdivision through Afton. Planning related to the paving of 60th Street involves discussions with Denmark Township regarding the current maintenance agreement and regarding the change from a gravel surface to a paved surface. It also involves identifying funding sources, which could include the developer of the proposed subdivision, since a paved road would benefit the subdivision.

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Re: 2017 Street Improvement Project

The City Engineer is in the process of completing preliminary engineering work, including soil borings and surveys. The completion of this work will enable the City Engineer to move forward to prepare the design plans, which is expected to begin the week of February 6. Diane Hankee and Nick Guilliams of WSB will attend the meeting to provide additional information regarding the preparation of plans for the street improvements.

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To: Public Works Committee Members
From: Ron Moorese, City Administrator
Date: February 1, 2017
Re: 30th Street Culvert Replacement

Diane Hankee, City Engineer, and Ken Johnson will provide updated information regarding the replacement of the 30th Street culvert.