

PLANNING COMMISSION AGENDA

June 5, 2017

7:00 pm

1. CALL TO ORDER -

2. PLEDGE OF ALLEGIANCE -

3. ROLL CALL -

- Barbara Ronningen (Chair)
- a) Sally Doherty
- b) Kris Kopitzke
- c) Mark Nelson
- d) Lucia Wroblewski
- e) Scott Patten
- f) Jim Langan
- g) Roger Bowman

4. APPROVAL OF AGENDA -

APPROVAL OF MINUTES -

A. May 1, 2017 Meeting Minutes -

6. REPORTS AND PRESENTATIONS -

7. PUBLIC HEARINGS -

A. Schneider Variance Application at 3968 River Road

B. Will Carlson Afton Creek Preserve Sketch Plan for a Preservation and Land Conservation Development (PLCD) Subdivision North of 60th Street and West of Trading Post Trail

8. NEW BUSINESS - None

9. OLD BUSINESS -

A. Comprehensive Plan Update Process

1. Draft updates of Plan sections by Commission members
2. Identification of updated data needed
3. Discussion of the preparation of an Environmental Scorecard.
4. Schedule the Met Council Sector Rep. to attend a Planning Commission meeting

B. Update on City Council Actions - Council Highlights from the May 16, 2017 Council meeting are attached.

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

Planning Commission Memo

Meeting: June 5, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moorse, City Administrator
Date: May 24, 2017
Re: Early Preparation of Carlson PLCD Report

The Will Carlson Afton Creek Preserve PLCD subdivision application is on the June 5 Planning Commission agenda. The Planning Commission had requested staff to provide the report and materials regarding this application earlier than the regular agenda packet to give the Commission members a longer time period to review the materials. The report and related materials are attached. The remainder of the agenda packet will be provided next week.

1
2
3
4
5 1. **CALL TO ORDER** – Vice-Chair Scott Patten called the meeting to order at 7:00 p.m.

6
7 2. **PLEDGE OF ALLEGIANCE** – was recited.

8
9 3. **ROLL CALL** – Present: Scott Patten, Sally Doherty, Kris Kopitzke, Mark Nelson, Lucia Wroblewski, Jim
10 Langan, Roger Bowman **Quorum present.** Absent: Barbara Ronningen

11
12 **ALSO IN ATTENDANCE** – Council Member Richter and City Administrator Ron Moore.

13
14 4. **APPROVAL OF AGENDA** –
15 **Motion/Second: Nelson/Kopitzke. To approve the May 1, 2017 Planning Commission agenda as**
16 **presented. Motion carried 7-0-0.**

17
18 5. **APPROVAL OF MINUTES** –
19 A. April 3, 2017 Meeting Minutes – **Motion/Second: Nelson/Langan. To approve the April 3, 2017 PC**
20 **minutes as written. Motion carried 5-0-2.** [Patten and Doherty abstained due to absence]

21
22 7. **REPORTS AND PRESENTATIONS** - None

23
24 8. **PUBLIC HEARINGS** – None

25
26 9. **NEW BUSINESS** – None

27
28 10. **OLD BUSINESS** –

29 A. **Comprehensive Plan Update Process**

30 1. Draft Updates of Plan sections by Commission members – The sections being reviewed by the
31 Commission members are as follows:

- 32 • Bowman: Parks and open Space
- 33 • Nelson: Energy
- 34 • Langan: Environment
- 35 • Patten: City Governance
- 36 • Kopitzke: Transportation
- 37 • Doherty and Wroblewski: Land Use (Moore to obtain Judy Seeberger's notes from her
38 review of this section and provide to Doherty and Wroblewski)

39 During discussion of the Parks and Open Space section, Moore noted that the City has a Parks Plan. Bowman
40 requested a copy of the Parks Plan be provided to the Planning Commission members. It was also suggested that
41 Moore follow up with the Park Committee regarding their review of the Parks and Open Space section of the
42 Comprehensive Plan.

43
44 Richter noted that the Comprehensive Plan is a broad plan and map reflecting the long term plan and philosophy
45 of the City. He suggested that the detailed regulations regarding land use be left to the City's ordinances vs. the
46 Comprehensive Plan.

47
48 Kopitzke indicated there is nothing in the Comprehensive Plan regarding the PLCD subdivision option.

49
50 Nelson indicated the zoning code no longer contains the specific clause regarding solar energy access that is
1 quoted in the Comprehensive Plan. The clause has been moved to a different section of the code. The citation for
52 this language needs to be corrected in the Comprehensive plan.

53
54 Nelson suggested the Comprehensive Plan should address wind energy as well as solar energy, and suggested it
55 could be allowed as long as the rural character is protected in the Ag and RR zones.
56

57 Doherty suggested that the plan should reference that a substantial amount of public input opportunities have been
58 provided regarding renewable energy options.

59
60 Nelson addressed the suggestion of adding a Resiliency section to the Plan by indicating that the Met Council's
61 resiliency scorecard does not match Afton's philosophy.

62
63 In response to a question about what the Commission should focus on in its review of the Comprehensive Plan,
64 Langan asked whether there are any problems with the Comprehensive Plan that the Commission has experienced.
65 He also asked about the things for which the City is accountable to the Met Council and what items in the
66 Comprehensive Plan are enforceable.

67
68 Kopitzke summarized his review of the Transportation section. He indicated the transportation analysis zone data
69 needs to be updated. He also suggested adding information about population growth in adjacent cities. He also
70 indicated the current Comprehensive Plan provides for the construction of through roads, while the City seems to
71 be moving toward cul de sacs. Kopitzke suggested the 150 foot setback from County Roads should be reduced
72 substantially. He also suggested adding language regarding the importance of timely maintenance of the City's
73 transportation infrastructure.

74
75 Langan indicated he will present a PowerPoint presentation regarding the Environmental section at the next
76 Planning Commission meeting. He also asked whether the Met Council could provide a template for an
77 environmental scorecard. He also indicated that the sustainability of Afton's private wells is subject to
78 Woodbury's water usage.

79
J C. Update on City Council Actions – Richter summarized the Council Highlights from the April 18, 2017
81 Council meeting.

82
83 **11. ADJOURN**

84 **Motion/Second: Doherty/Wroblewski. To adjourn the meeting at 9:10 p.m. Motion carried 7-0-0.**

85
86 Respectfully submitted by:

87
88
89 _____
90 Ronald J. Moorse, City Administrator

91
92 **To be approved on June 5, 2017 as (check one): Presented: _____ or Amended: _____**

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

Planning Commission Memo

Meeting: June 5, 2017

To: Chair Ronningen and members of the Planning Commission
 From: Ron Moorse, City Administrator
 Date: May 31, 2017
 Re: Schneider Variance Application at 3968 River Road

Attachments

Property location map
 Variance application
 Variance questionnaire
 Aerial photo
 Building plans

Background

The Schneider property currently has a two-story house that includes a tuck-under garage with a deck above the garage. The house is substandard in terms of its setback from River Road, its setback from the bluffline of the St. Croix River and its setback from the Ordinary High Water Line of the St. Croix River. The house backs up to a long steep slope. The applicants are proposing to construct a three season porch in the location of the existing deck above the garage. The specific location is the former location of a pergola shown on the attached photo (the pergola has been removed since the photo was taken). The proposal does not require grading and does not change the setbacks of the house. The house is connected to the "201" community septic system, so that a septic drainfield is not required.

DNR Review

DNR staff has reviewed the proposal and is supportive of the proposal. The DNR staff would like the existing white garage doors to be changed to an earth tone color, to reduce their visibility from the river. The applicants have indicated the garage doors were pre-finished in white, and are concerned about on-going maintenance if they repaint the doors.

Zoning Requirements Met

1. Meets the side yard and rear yard setback requirements.
2. The proposed three-season porch will be lower than the existing second story of the house, which is below the 35 foot maximum allowed height.

Zoning requirements Not Met

1. The existing house and the proposed three-season porch both have a 66 foot setback from the centerline of River Road vs. the required 105 foot front yard setback.
2. The existing house and proposed three-season porch have a 75 foot setback from the bluffline vs. the required 100 foot setback
3. The existing house and proposed three-season porch have a 189.26 foot setback to the Ordinary High Water Line of the St. Croix River vs. the required 200 foot setback.

Variations Requested

The proposal includes three variances:

1. A variance to allow a 66 foot front yard setback vs. the required 105 foot setback
2. A variance to allow a 75 foot setback from the bluffline vs. the required 100 foot setback.

3. A variance to allow a 189.26 foot setback from the Ordinary High Water Line of the St. Croix River vs. the required 200 foot setback

Variance Factors

In addition to the three factors used to determine practical difficulty, the St. Croix Bluffland and Shoreland ordinance requires that when considering a proposal or zoning amendment within the St. Croix River District, the Council shall address the following items in making its decisions:

- A. Preserving the scenic and recreational resources of the St. Croix Riverway, especially in regard to the view from and use of the river.
- B. The maintenance of safe and healthful conditions.
- C. The prevention and control of water pollution, including sedimentation.
- D. The location of the site with respect to floodways, floodplains, slopes, and blufflines.
- E. The erosion potential of the site based on degree and direction of slope, soil type, and vegetative cover.
- F. Potential impact on game and fish habitat.
- G. Location of the site with respect to existing or future access roads.
- H. The amount of wastes to be generated and the adequacy of the proposed disposal systems.
- I. The anticipated demand for police, fire, medical, and school services and facilities.
- J. The compatibility of the proposed development with uses on adjacent land.

Findings

The Planning Commission will need to provide findings to support its recommendation. The findings should address the relevant variance factors from the St. Croix Bluffland and Shoreland Ordinance. Suggested findings are as follows:

1. The existing house is substandard and the proposed addition would not make the house more substandard
2. The proposed addition would not change any existing setbacks
3. The proposal does not involve any grading
4. The house backs up to a steep bluff
5. The unique and difficult characteristics of the site were not caused by the property owner.
6. The proposal would not disrupt the existing natural vegetation
7. The DNR is supportive of the proposal, but has a concern regarding the existing white garage doors not meeting the requirement of earth tone colors.

Conditions

If the Planning Commission recommends approval of the application, the recommendation may include conditions. The following conditions are recommended.

1. The three-season porch color shall be earth tone
2. The house shall be constructed according to the attached plans, subject to revisions as required or approved by the City.
3. Existing vegetative screening shall be maintained
4. When the existing garage doors are replaced, they shall be replaced with doors with an earth tone color

PLANNING COMMISSION DIRECTION REQUESTED:

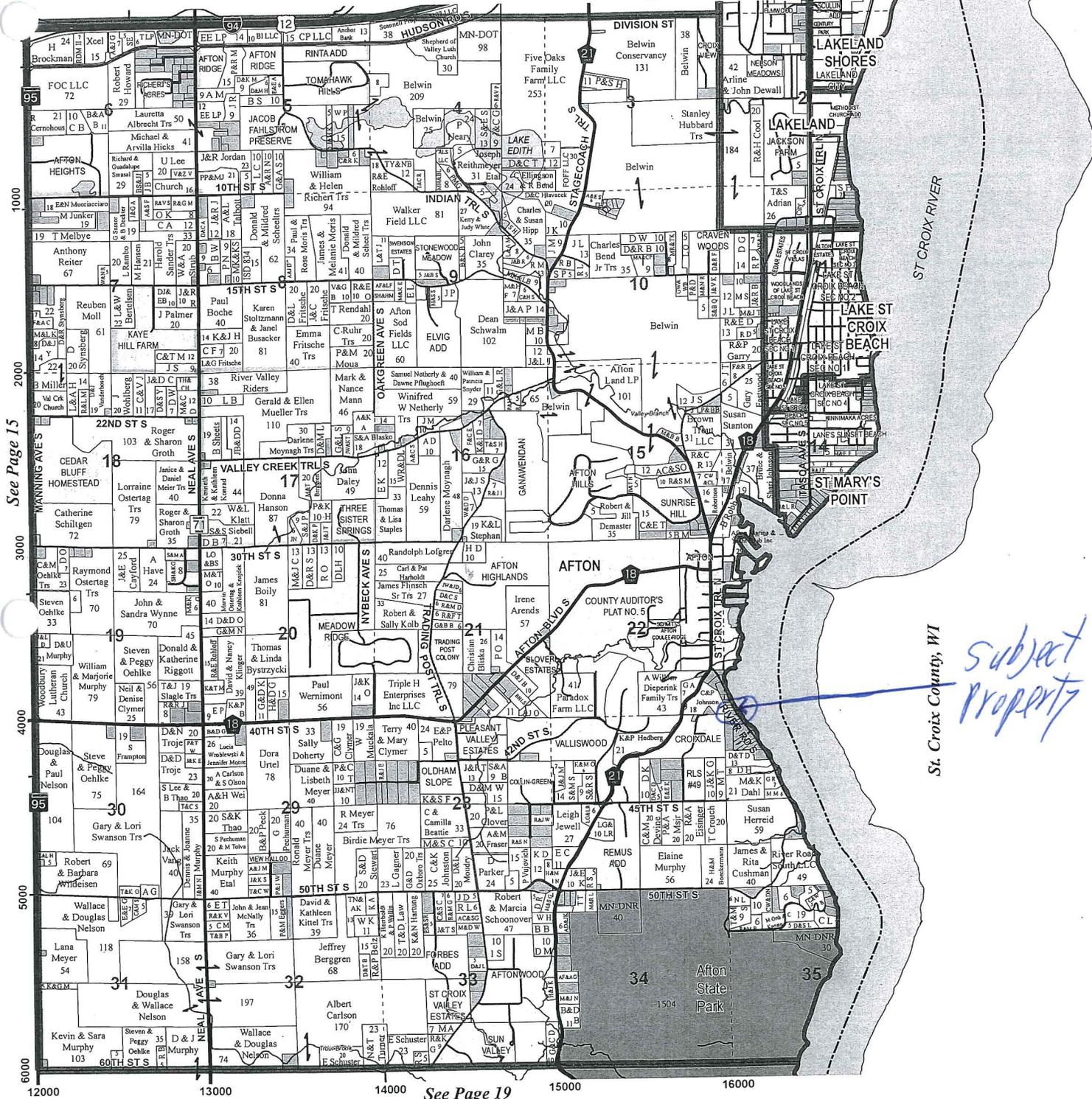
Motion to provide a recommendation regarding the Schneider variance application to enable the construction of a three-season porch at 3968 River Road, including findings, and conditions if needed.

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



T.28N. - R.20W.

See Page 14



See Page 15

See Page 19

subject property

winter scene-
St. Croix Valley

Photo by Pete Ganzel





Washington County
 PUBLIC WORKS DEPARTMENT
 SURVEY AND LAND MANAGEMENT DIVISION
 11680 Myron Road North
 Stillwater, Minnesota 550
 (651) 430-4300
 surveyor@co.washington.mn.us
 www.co.washington.mn.us/surveyor

210'

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



SECTION-TOWNSHIP-RANGE INDEX

1502820	1402820	1302820
2202820	2302820	2402820
2702820	2602820	2502820



SECTION VICINITY MAP

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

PROPERTY IDENTIFICATION NUMBER FORMAT (GEODESIC)

SECTION NUMBER	TOWNSHIP NUMBER	RANGE NUMBER	QUARTER	SUBDIVISION
##	##	##	##	####

(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 RECORDS. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES OR MISREPRESENTATIONS OF ACTUAL LOCATIONS.

MAP LAST UPDATED: May 12, 2016

NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE

DATE OF SURVEY: November, 2011 DATE OF PHOTOGRAPHY: April, 2011



RECEIVED
MAY 04 2017
CITY OF AFTON

717-11

CITY OF AFTON
VARIANCE APPLICATION

(Reference Sections: 12-55, 12-77, 12-328 12-835, 12-1020, 12-1266, 12-1955, 12-2228)

Owner	Address	City	State	Zip	Phone
H. J. Schneider	3968 River Rd S	AFTON	MN	55001	651-285-0072
Applicant (if different than owner)	Address	City	State	Zip	Phone
Project Address	SAME		AFTON	MN	55001
Zoning Classification	Existing Use of Property	PID# or Legal Description			
Please list the section(s) of the code from which the variance(s) are requested.					
ROAD SETBACK					
Description of Request					
SUN ROOM OVER GARAGE					
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.					
Signature of Owner/Applicant			Date		
Helen Schneider			May 4 17		
Make checks payable to: City of Afton					
If multiple variances are necessary from the applicant only <u>one</u> fee is required. However, the deposit fee must be multiplied by the number of variances sought.					
FEES:	ESCROWS:				
Variance	\$250	\$600	TOTAL: \$850.00		
Renewal/Extension	\$250	\$350	DATE PAID: 5-4-17		
			CHECK #: 11953		
			RECVD BY: DJM		

Applicant(s):

H+H Schneider

Phone:

651-285-0072

Mailing Address:

3968 River Rds

Property Address for variance:

12

Variance request description:

Sun Room over Garage on
existing deck

City Ordinance Section number(s), that variance is requested for:

Answer the following questions to the best of your ability - based on the criteria found in section 12-77 of Afton's Code (Land Use, Appeals and Variances). Completing this questionnaire will help the Planning Commission and the City of Afton evaluate your application in light of the requirements of Afton's Variance Ordinance. It does not guarantee that your variance request will be approved. If needed use a separate page.

Background: This questionnaire is designed to help you and the City of Afton determine whether a variance should be granted. Please consult with the City Administrator who can help you with your variance application and explain the Variance Ordinance to you. The City Administrator will work with you to ensure that the variance you request is the minimum variance required to provide the same rights commonly enjoyed by other properties in the same zoning district. Because of special provisions for certain types of construction, the City Administrator will also determine whether the property is in the Flood Plain District. There are also special provisions for earth-sheltered construction.

Criteria #1 *The requested use, must be a reasonable use in order to receive a variance. Applicant -* Please explain why the proposed use which requires a variance is a reasonable use for this property?

Garage is already there - we removed pergola
to replace with a sun room over garage.

Criteria #2 *Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size, shape, topography, or other circumstances over which the property owner, since enactment of this Ordinance, have had no control. Applicant -* What exceptional or extraordinary circumstances related to the property do not apply generally to other properties in the same zone or vicinity? Extraordinary circumstances would include lot size, irregular lot shape or topography. Are there other circumstances over which you, as the property owner, have no control?

Explain?

We are not enlarging our house to
be close to the road -

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - How does the literal interpretation of the provisions of the Afton ordinance (from which you are requesting a variance) deprive you of rights commonly enjoyed by other properties in the same zoning district? Explain:

A sun room would be more
usable in the weather than a deck.

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - How did these exceptional circumstances related to the property come about? Did actions by you create these circumstances? Explain:

no actions to be
closer to the road

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Applicant - Will the granting of the requested variance confer on you, the applicant, any special privilege that is denied by this ordinance to owners of other lands, structures, or buildings in the same zoning district? Explain:

Other houses are closer - almost
on the road - we are back from road another
30 feet
or more

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.

Applicant - Is the variance you are requesting the minimum variance which would alleviate the practical difficulty or hardship for your property? Explain:

The request is
no higher - no wider and not closer to
the road than the house foot print.

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone. **Applicant (Optional)** - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? How would the use of the property, if allowed by the variance, affect other properties in the vicinity?

Explain: Other properties are much closer to
the road and much higher

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance. **Applicant** - Is the requested variance for economic reasons?

Explain: N/A

Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law. **Applicant (optional), PC** - Is the property in a Flood Plain District? Yes No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance. **Applicant** - Is the variance for earth-sheltered construction? Yes No

ADDITIONAL CRITERIA THAT MAY BE CONSIDERED BY THE PLANNING COMMISSION (PC) AND/OR CITY COUNCIL(CC)- Applicant responses to criteria #11 and criteria #12 are optional.

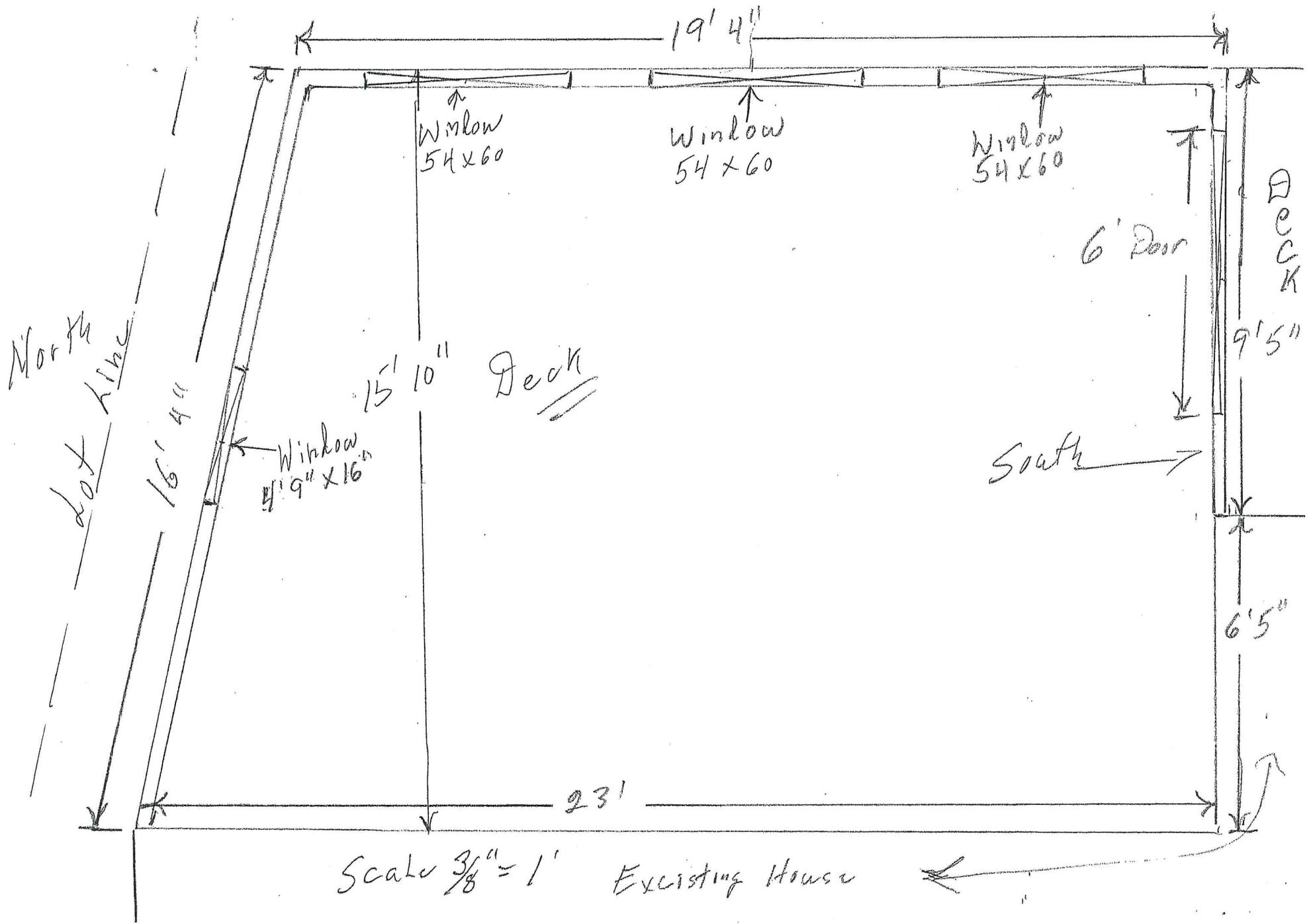
Criteria #11 *Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance.* **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton ordinances and code? How will this variance if granted (and the proposed use of the property allowed) affect the essential character of the area?

Explain: I believe as tax payers we can improve our property within the confines of our foot print.

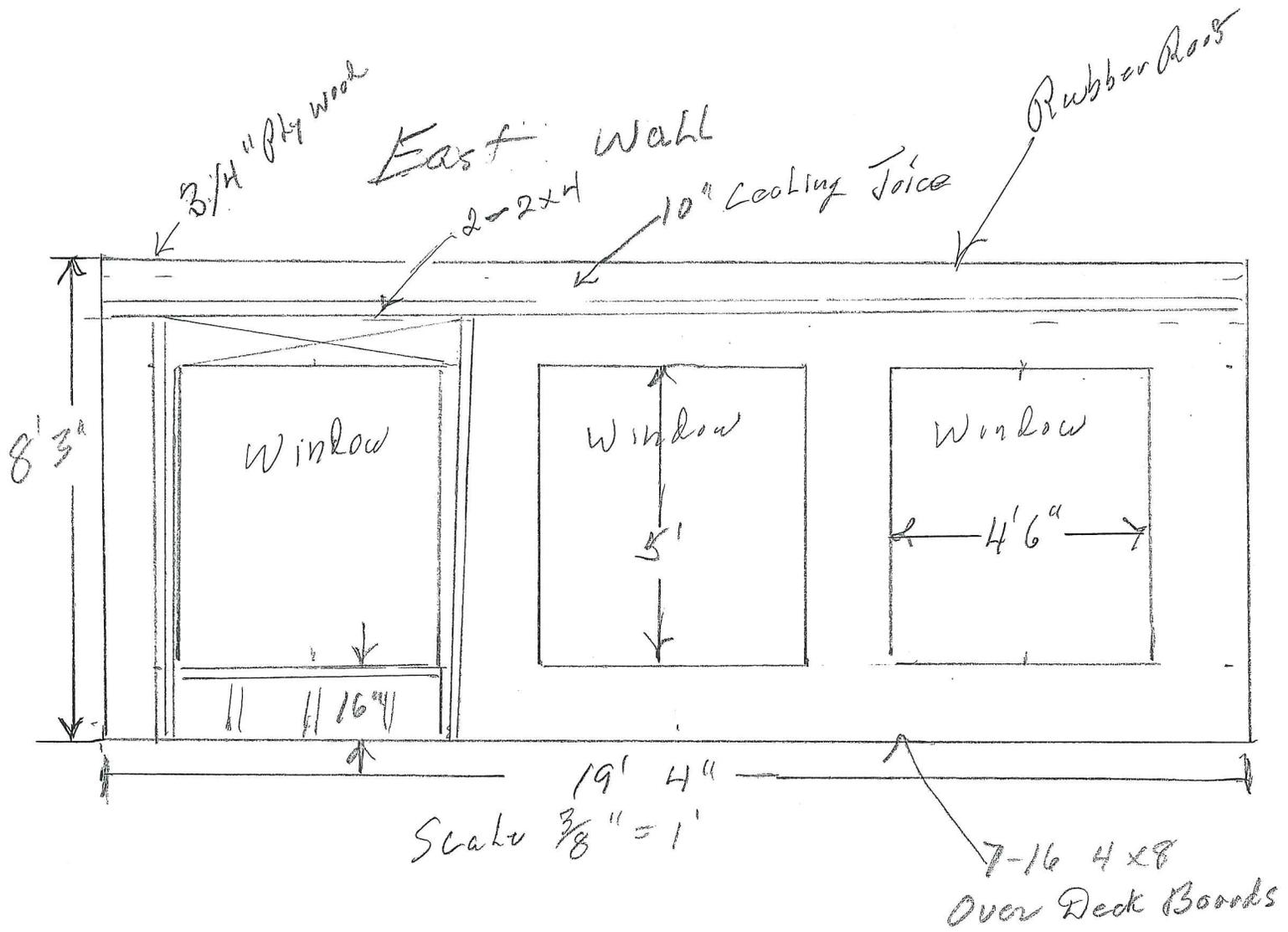
Criteria #12 *Variances shall only be permitted when they are in harmony with the general purposes and intent of the Afton Comprehensive Plan.* **Applicant (Optional), PC** - Is the requested variance in harmony with the Afton comprehensive plan?

Explain: Yes This is a very reasonable use of our deck - enclosed -
Take away a pergola and a free-standing wall & make it into a sun room - more usable -
Thank you.

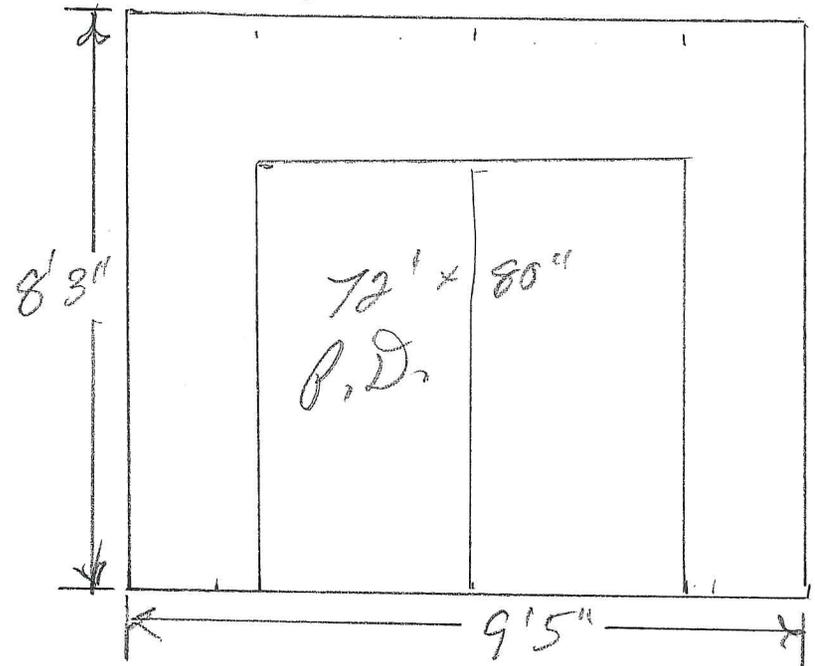
East



Scale $\frac{3}{8}'' = 1'$ Existing House

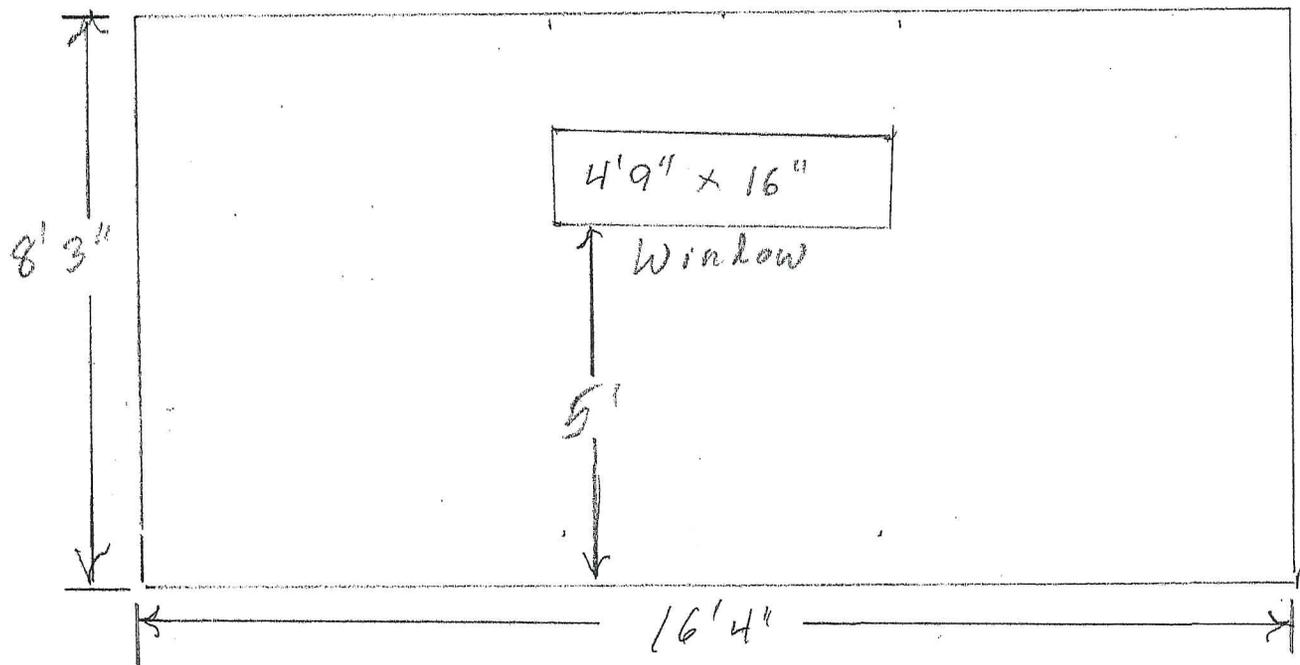


South Wall



Scale $3/8'' = 1'$

North Wall



Scale $3/8" = 1'$

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

Planning Commission Memo

Meeting: June 5, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moore, City Administrator
Date: May 31, 2017
Re: Will Carlson Afton Creek Preserve Sketch Plan for a Preservation and Land Conservation Development Subdivision North of 60th Street and West of Trading Post Trail – **Supplemental**

Since the time staff provided the report regarding the Will Carlson Sketch Plan application, additional information has been received regarding the application. This information includes the following:

- Memo from Kathy and Randy Graham regarding a possible easement to provide adequate sight distance for the proposed access to the subdivision off 60th Street in the southeast corner of the subdivision site
- Materials related to proposed park and trail amenities to be provided by the developer
- Meeting Notes from the May 24 Park Committee meeting, at which the Carlson Sketch Plan was discussed
- Letter from the adjacent Neighborhood Group to the Park Committee regarding the proposed bike trail plan

To: Members of the Afton Planning Commission and City Council
From: Randy and Kathy Graham – 5912 Trading Post Trail
Date: May 29, 2017
Re: Potential Graham Easement for Carlson Development

We would like to make members of the Planning Commission and City Council aware that Joe Bush, the developer for the proposed Carlson property development has approached us about purchasing easement rights on the south end of our property – where 60th Street meets Trading Post Trail. The easement would allow the developer to improve sightlines along 60th Street which would be important to accomplish if an access road is built to intersect 60th Street just west of the 60th Street – Trading Post corner.

The sight-line project, as explained to us by Mr. Bush, would entail the removal of all vegetation and the excavation of soil to reduce the height of the embankment starting at the corner and going north on Trading Post for a certain distance. (The developer has placed survey stakes on our property to show the scope of the project.) This plan would definitely improve some of the safety deficiencies inherent in building a new intersection at this location, but from our point of view and the point of view of many who live in this neighborhood, the situation would be far from ideal from a safety standpoint due to the topography and the increased traffic. In addition, the plan would remove a large old oak from the southern edge of our property, as well as some smaller oaks and some aspen. And it would permanently alter some geographic features and destroy the rural ambience of what is now a very rustic part of Afton.

An alternate plan has been advanced for accessing the new development by running the access road southwest from the proposed western cul-de-sac, crossing Trout Brook and then intersecting 60th Street at a point much further west than the current proposed intersection. There would be no sight-line or safety issues with this intersection and it is the proposal that we, as neighbors to this project, would prefer.

This proposed plan would without a doubt be more expensive than the current plan, and Mr. Bush does not favor it. This plan, would also potentially be more impactful on Trout Brook. (The strongest statement the DNR has regarding this in its EAW comments is that a bridge could be “potentially impacting the stream and associated adjacent wetlands.”) However, roads *have* crossed streams in other projects at other locations and have been designed in such a way that there has been little to no negative impact on the traversed stream. As a matter of fact, Mr. Bush described to us one such project in Lake Elmo that he was involved in where just that was accomplished.

Ultimately, the Planning Commission will have to decide to recommend either the intersection that may negatively impact Trout Brook or the intersection that may negatively impact public safety, or some other, yet to be explored, option. Should the City Council ultimately decide in favor of guarding Trout Brook from potential impact at the expense of public safety, we will, in the interest of making an unsafe situation as safe as possible, be willing to negotiate a possible easement with Mr. Bush at that time.



J.P. Bush
H O M E S

Supplementary Narrative Document

May 31, 2017

Supplementary Narrative Document to City of Afton Planning Commission review narrative.

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.

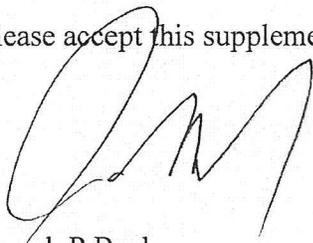
The Developer recently had a meeting with the City of Afton Parks Committee on May 24. It is the Developers interpretation by Parks Committee motion that public access to the conservation area of our proposed PLCD is desired. I am proposing two public access points. A paved parking area on 60th street and a walkway to overlook veranda. Secondly, paved pedestrian walkway between lots 9 and 10 to an overlook veranda. The second veranda will have access to groomed walking trails on the conservation property. The Developer has confirmed with Minnesota Land Trust and South Washington County Watershed that the public accesses shown does not interfere with the proposed conservation land and the protection of Trout Brook.

Will Carlson, landowner, has offered to include the infrastructure and easement rights to enhance the desired public use and access. The two access locations and verandas are being designed by the Developer J.P. Bush Homes. Architectural features invite public to stand on a veranda platform overlook to enjoy Trout Brook and Land conservation. In addition, allow relaxed seating areas within the veranda. Landscape design incorporated with these features will be homeowner Association maintained.

The attached documents referenced in this letter are as follows.

- 1) Survey document showing access areas.
- 2) Email from Minnesota Land Trust.
- 3) Email from South Washington County Watershed.

Please accept this supplement to the City of Afton Planning Commission and City Council.

A handwritten signature in black ink, appearing to be 'JP Bush', written in a cursive style.

Joseph P Bush
J.P. Bush Homes

SKETCH PLAN - SCENIC OVERLOOK CONCEPTS

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.

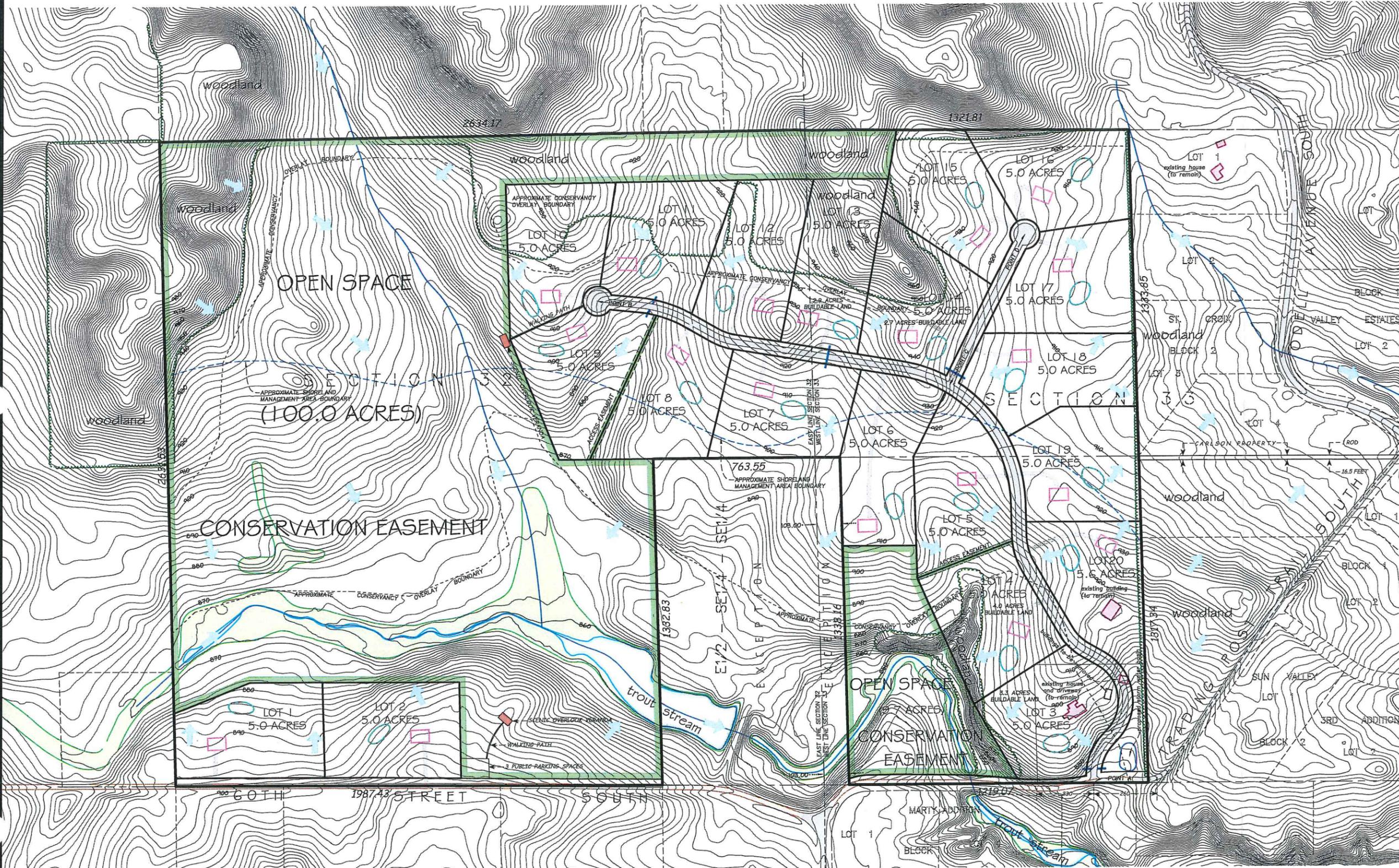
Legend

- 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.
- Denotes Carlson 'farm road' property.

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
0 100 200 400
1 inch = 200 feet



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@landmarksurveying.com

Concept Notes:
Buildable areas shown are based on lands with slopes less than 12%.
The 1 rod strip of land located along the north line of the Southeast Quarter of the Southwest Quarter of Section 33 contains approximately 0.40 acres of land and this area was not included in overall area or density calculations for this PLCD Concept.

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.

REVISED MARCH 01, 2017: Revised main road entrance location.
REVISED MARCH 31, 2017: Added approximate Conservancy Overlay boundary per City of Afton 2010 Zoning Map, Map 11.
REVISED MAY 05, 2017: Revised Lot 1, labeled buildable area on Lot 3, Lot 4, Lot 13 and Lot 14, mapped 1 rod strip of land in Section 33.
REVISED MAY 23, 2017: Revised map title, legend and added proposed bike trail and related information.
REVISED MAY 30, 2017: Revised map title, legend, removed bike trail, added scenic overlook concepts.

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 Horak
Milo B. Horak, Minnesota License No. 52577
January 18, 2017
Date

Joe Bush

From: Loomis, John
Sent: Thursday, May 25, 2017 8:54 AM
To: 'joe@joebushmn.com'
Subject: Trout Brook overlook at Afton Preserve

Joe,

Got your message. I have no problem with an overlook within the easement. I will just want to make sure it meets bluff setback rules—ours is 60 feet from edge of bluff—and doesn't concentrate runoff anywhere running toward the bluff. Shouldn't be a problem.

John Loomis

Water Resources Program Manager
South Washington Watershed District
@SoWashWD
2302 Tower Drive
Woodbury, MN 55125

Joe Bush

From: Wayne Ostlie
Sent: Thursday, May 25, 2017 3:50 PM
To: Joe Bush
Subject: Call

Joe:

I received your voicemail, and will respond here. We are in the midst of intensive grant proposal week, with 8 of them due by next Wednesday. I have one done.

I ran your questions past Ann Thies, our Stewardship Director, and will provide our joint thoughts.

1. Trails in open space west of development. Mowed trails should not be a problem as long as they are not too wide and there are not too many of them. We can work with you to define what that system looks like and where it is placed.
2. Overlook. This is probably also OK. Is the parking lot still part of the plan? You mentioned that this might be for bicyclists. As long as we keep the footprint small (not too obtrusive), the amenity is a good idea for general public use. Again, we can discuss details.

We should discuss at some point the costs associated with the Land Trust managing this easement over time so that you are aware of that and can have that fully integrated into discussions. You mentioned the planting of flowers in the open space area - is this intended to be native prairie or savanna - what is the plan?

Thanks again. Please feel free to touch base if I have not addressed all of your questions. Thursday next week would be ideal! :-)

Wayne

--

Wayne Ostlie
Director of Land Protection
Minnesota Land Trust
2356 University Ave W., Suite 240
St. Paul, MN 55114

Protecting the places you treasure...forever.



Meeting Notes

Afton Parks Committee Meeting

May 24, 2017

Committee Attendees: Karen Weiss, Nathan Shaw, Rick Pung, Stand Ross, Ken Johnson, Lynn Kaye, Steve Dorgan

Other Attendees: Mary McConnell and Patrick Leigh – Odell Road
Joe Bush, JD Bush Homes

Business:

1. Review Comments regarding 60th and Trading Post PLCD project
 - The committee reviewed the revised concept plans to the proposed subdivision. Joe Bush explained the changes from the last time the committee saw the plans in January 2017. The committee expressed interest in maintaining public access to the open space areas. Additionally, the committee may reserve some land for future use.
 - Motion made by Weiss, 1st by Pung and 2nd by Shaw: *“Based on the current development plan presented, the Committee recommends dedication of limited land to the City as a park for the purpose of future use and the balance as a park dedication fee. This assumes the developer will provide public access at the end of the cul-de-sac and along 60th street to the open space areas. Access points will have infrastructure, such as benches, off street parking off 60th and natural informational signage.”* Approved Unanimously by the Committee
2. Update on Town Square Park restroom project – schedule, budget, etc.
 - Karen updated the committee on the restroom project, schedule and budget. She also went through some of the design and specifications. Karen is working through the contracts with Ron and the City attorney. Goal is to have the contracts finalized shortly for a post July 4th start.
 - It was noted the sanitary hook-up to the park building was located at the far SE corner of the park. Part of the Committee met on site after the meeting to review. Karen will meet with the excavator to confirm the location and what options there are to extend based on the run.
 - An aerial site plan is needed for submission of the permit. Steve agreed to draft up a dimensional plan of the building on the site.
3. Park Donation Guide
 - A copy of the current donation guide was passed around the committee. It was noted the Committee will be soliciting in-kind and cash donations for the restroom project. A bench and bulletin board were identified as possible donation items. Nathan will track down a sample bulletin board and Steve will draft an article for the July city newsletter updating on the park project and soliciting donations.
4. Review Parks and Open Space Plan section of the Comp Plan
 - The Committee agreed to leave the language as is.
5. Park Signage Package
 - This topic was deferred to the next Parks Committee meeting

Steve Dorgan, Co-Chair
Karen Weiss,, Co-Chair
Parks Committee Members
City of Afton
Afton, Minnesota

RE: Carlson 60th Street Development – Afton Creek Preserve

Date: 31 May 2017

It is our understanding that in the recently conducted Parks Committee meeting held on May 24, the developer of the above property presented a design concept to the Committee which calls for installation of a neighborhood paved bicycle trail. As residents immediately to the east of the subject development and proposed path of the bike trail, we ask that the Committee reject this proposal and reject any consideration of accepting a bike trail or fees in lieu of land dedication.

While in general we are very supportive of the creation of bike and other recreational trails, this proposed design fails to meet basic trail design standards and provides little to no value to City residents in terms of recreational value nor preservation of natural and scenic assets in line with our Comprehensive plan or the objectives identified in City Ordinance 12-1270 A. Specifically, the proposed bike trail design lacks the following:

1. The trail provides no interconnectivity with other trails as part of an integrated network (reference MN DOT Bikeway Facility Design Manual dated March 2007, Connectivity) and per Afton Ordinance 12-1270 A.2 open space dedication requirement is established to....."create multiple use, non-motorized trails along roads *or as a link between various points of interest....where such trails would enhance the recreational opportunities for residents...*"
2. Given the substandard road widths on Trading Post south of the intended bike trail entrance, encouraging additional bike traffic would create a high safety risk. In addition, site lines from the trail to the traffic on Trading Post are not sufficient presenting an unsafe egress from the trail to Trading Post.
3. There are no available parking areas for residents from other areas of Afton to access the trail effectively making the trail accessible only for local residents, not all residents.
4. Much of the trail design would run along City streets which all Afton residents would already be available to access.

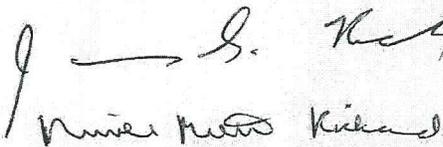
5. The proposed path would utilize an existing farm access road which has no development value to the builder and has no scenic or natural value to the Community. Washington County 2017 property valuation indicates a value of \$400 as classification NH Rur Vac Land.

In summary, we believe this proposal is an attempt by the Developer/owner to mitigate the payment of park fees or land dedication with a lower cost bike path which has little to no value to Afton residents.

Ordinance 12-1270 D allows the City land dedication equivalent to 7.5% of the pre-development value of the land to be subdivided. With the total development area at 218.6 acres (per developers plan documents) and a value of \$60,000 per acre as established by the developer/owner (reference May 24 Parks Committee discussion for conveyance of farm access road to Mary McConnell and Christian Dawson), this equates to a land dedication equivalent of \$983,700 or 16.3 acres (3 lots). Given the high natural and scenic value of the property, we urge that the City take full value in land dedication adjacent to the conservation areas specifically lots 1 and 2 along 60th as well as lot 10.

This action would protect greater portions of high natural value property while allowing access to walking trails in those conservation areas. The result would be a broader scenic and natural area which could be preserved in line with the Comprehensive plan and development goals of Afton. In addition, acquisition of lands in those areas would potentially allow additional access to future developments to be located to the west of the target property preserving even greater amounts of open space with high scenic and natural values. Over time, such dedication of lands would provide greater enjoyment to a greater share of Afton residents while also protecting or enhancing the value of the development lots.

Thank you for your consideration and your service to the Community.



James and Nicole Rickard
5650 Odell Avenue South
Afton, MN 55001

Dc: City of Afton Planning Committee
City of Afton City Council Members
Ron Moore - City Administrator

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

Planning Commission Memo

Meeting: June 5, 2017

To: Chair Ronningen and members of the Planning Commission
 From: Ron Moorse, City Administrator
 Date: May 23, 2017
 Re: Will Carlson Afton Creek Preserve Sketch Plan for a Preservation and Land Conservation Development Subdivision North of 60th Street and West of Trading Post Trail – **Public Hearing**

Will Carlson has applied for a Preservation and Land Conservation Development (PLCD) Subdivision on a 219 acre site north of 60th Street and West of Trading Post Trail. The proposed subdivision would preserve 110 acres of open space through a conservation easement, and would create twenty 5-acre lots on the remainder of the site. Attached is a report regarding the PLCD proposal by Bob Kirmis, the City's Planning Consultant, as well as a number of related materials. The list of materials is as follows:

- Letter from the Neighborhood Group adjacent to the PLCD dated 2/3/2017
- Letter from the Neighborhood Group dated 2/14/2017
- Letter from the Neighborhood Group dated 3/29/2017
- Letter from the Neighborhood Group dated 5/23/2017
- Agency comment letters regarding the Environmental Assessment Worksheet (EAW)
- Minutes of the April 4, 2017 Natural Resources and Groundwater Committee (NRGC) meeting, at which the Committee approved recommendations regarding the PLCD sketch plan

Public Hearing

The sketch plan review process includes a public hearing at the Planning Commission to obtain comments from the public regarding the proposal.

Environmental Assessment Worksheet (EAW)

An Environmental Assessment Worksheet (EAW) was prepared for the proposed subdivision. Rather than providing a hard copy of the EAW in the Planning Commission meeting packet, the following is a link to the EAW on the City's website. http://www.ci.afton.mn.us/vertical/sites/%7B255148F5-88B9-45F6-9726-DD95D24AA11D%7D/uploads/Afton_Creek_Preserve_Environmental_Assessment_Worksheet.pdf

The EAW was published in the EQB Monitor and a notice of this publication and the opportunity and timing for providing comments regarding the EAW was published in the City's Official Newspaper. The period for providing comments expires on May 24. As of the writing of this memo, the City had received four comment letters from agencies responsible for commenting on the EAW. The letters are attached.

Recommendations from the NRGC

The NRGC recommendations are set out in the minutes of the April 4, 2017 NRGC meeting, which are attached.

Recommendations from the Park Committee

The Park Committee reviewed the PLCD Sketch Plan at its meeting of January 3, 2017. Because it was winter, the Committee was not able to view the site and its natural features in a way that would have assisted the Committee in making determinations about the protection and preservation of the natural features. The Park Committee is going

to discuss the PLCD Sketch Plan at its May 24 meeting, and its comments will be provided to the Planning Commission.

Planning Commission Review of the PLCD Sketch Plan

As indicated in the planning consultant's report, the Planning Commission is not being asked to provide a recommendation regarding the PLCD proposal at this time, but is being asked to provide comments to guide the applicant in preparing the Preliminary Plat application, which is the next step in the PLCD application process.

PLANNING COMMISSION DIRECTION REQUESTED:

Motion regarding comments and direction concerning the Carlson PLCD Sketch Plan.

PLANNING REPORT

TO: Afton Planning Commission

FROM: Bob Kirmis

DATE: May 22, 2017

SUBJECT: Afton - Afton Creek Preserve Sketch Plan

CASE NO: 280.02 - 17.02

BACKGROUND

Joe Bush, on behalf of J.P Bush Homes, has submitted a sketch plan for a preservation and land conservation development (PLCD) entitled "Afton Creek Preserve." The subject site overlays 219 acres of land located north of 60th Street South (along the City's southern boundary) and west of Trading Post Trail South.

The subdivision calls for the creation of 20 single family residential lots all of which measure 5 acres in size and are mainly located on the eastern half of the site. Of the 219 acres which comprise the subject site, 110 acres are proposed to lie within a conservation easement (intended to protect a trout stream and protect open space).

The subject site overlays seven individual parcels of land. With the exception of a 5-acre parcel located in the extreme southeast corner of the site (14220 60th Street), all parcels which comprise the subject site are zoned A, Agricultural. Conservation subdivisions (PLCD's) are allowed within Agricultural zoning districts as a conditional use. The 5-acre parcel in the southeast corner is zoned RR, Rural Residential.

That portion of the site which overlays the trout stream and adjacent flowage lie within the City's Shoreland Management Area, the boundaries of which measure 1,000 feet from each side of stream banks.

Also, to be noted is that the trout stream, as well as flowage which lies along stream, lies within the City's Conservancy Overlay District, the intent of which is to manage areas with unique natural and biological characteristics.

The purpose of the sketch plan review procedure is to inform applicants of the City's procedural requirements for subdivision and applicable zoning and subdivision standards and convey the extent to which proposed subdivisions conform with such regulations. In this regard, no formal action on the submitted sketch plan will be taken. Informal feedback on the submitted sketch plan is intended to precede the preparation of a formal preliminary plat application.

Attached for Reference:

- Exhibit A: Applicant Narrative
- Exhibit B: Site Location
- Exhibit C: Sketch Plan
- Exhibit D: Concept Plan Alternative (prepared by Natural Resources and Groundwater Committee)

ISSUES

Environmental Assessment Worksheet (EAW). According to both Minnesota Statutes (Rules 4410.4300 Subpart 36) and the Afton City Code, an Environmental Assessment Worksheet (EAW) must be prepared for projects which result in the permanent conversion of 80 or more acres of agricultural, native prairie, forest, or naturally vegetated land to a more intensive developed land use. Thus, the proposed subdivision has prompted the preparation of an EAW.

The purpose of the EAW process is to disclose information about potential environmental impacts of a project. Information disclosed in the EAW process is intended to determine whether a more detailed Environmental Impact Statement (EIS) is needed and to indicate how the project can be modified to lessen its environmental impacts. To be specifically noted is the EAW process is not intended to represent project approval.

The completed EAW has been sent to various agencies as identified on the Environmental Quality Board's distribution list for review and comment. The 30-day comment period for the EAW ends on May 24, 2017. Thus, comments will be received prior to the June 6, 2017 Planning Commission meeting. Such comments should be taken into account by the applicant as part of the development (refinement) of various plans to be provided with forthcoming preliminary and final plat applications.

Based on information provided in the EAW, the preparation of an Environmental Impact Statement (EIS) is not expected. To be noted however, is that comments and recommendations received on the EAW related to the mitigation of potential environmental impacts should be taken into account by the applicant in the preparation of detailed subdivision plans. Received comments can be made conditions of forthcoming subdivision approval by the City.

Processing. Following sketch plan review, the following approvals are minimally necessary to accommodate the project:

1. Subdivision (preliminary plat and final plat)
2. Conditional use permit for PLCD development

Issues associated with the possible rezoning of the 5-acre parcel (14220 60th Street) from RR, Rural Residential to A, Agricultural in conjunction with the forthcoming subdivision application shall be discussed in a later section of this report.

Purpose of PLCD. According to the City Code (section 12-2373), preservation and land conservation developments (PLCD), are intended to:

- A. *Permit subdivisions in the Agricultural Zoning District which require the construction of a new public street.*
- B. *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. *Preserve open space, to preserve the natural resources of the site and to preserve wildlife habitat and corridors.*
- D. *Facilitate the economical provision of streets and public utilities.*
- E. *Allow the transfer of development rights (density) within a subdivision in order to preserve agricultural land, open space, natural features and amenities.*

While it appears that the proposed subdivision fulfills the preceding objectives, such finding should be made by City Officials as part of formal action on the forthcoming subdivision and conditional use permit applications.

Comprehensive Plan. According to the City's 2008 Land Use Plan, the majority of the 219-acre subject site is guided for "Agricultural" use. Such land use designation directs a maximum density of one dwelling unit per 10 acres of land.

The Land Use Plan also directs "Rural Residential" use of the five-acre parcel located in the extreme southeast corner of the site. Such land use designation imposes a minimum 5-acre lot size requirement with a minimum of 2.5 acres of contiguous buildable area.

Zoning. Reflective of its designation within the Comprehensive Plan, the majority of land within the subject site is zoned A, Agricultural. Within A, Agricultural Districts,

conservation subdivisions (PLCD's) are allowed by conditional use permit.

As indicated, the existing 5-acre parcel located in the southeast corner of the site (14220 60th Street) is zoned RR, Rural Residential. While minimum lot area standards in the A, Agricultural District for PLCD subdivisions are the same as those imposed within the RR, Rural Residential District (5 acres), it should be recognized that the zoning of the existing RR parcel is tied to its current legal description. The submitted sketch plan calls for the reconfiguration of the RR parcel such that it includes public right-of-way as well as the conveyance of a portion of the lot to abutting Lot 20 to the north. Without a rezoning action, proposed Lots 3 and 20 would have two zoning designations (A and RR). This is typically an undesirable condition.

To ensure that all proposed lots within the subdivision are afforded the same property rights (via zoning), consideration should be given to the rezoning of the 14220 60th Street parcel from RR, Rural Residential to A, Agricultural as part of the formal application for subdivision.

While the City's Land Use Plan (map) designates the parcel in question for "Rural Residential" use, it is believed the following findings can be made in support zoning change without the need for the processing a Land Use Plan amendment.

1. The guided density of the 5-acre "area" in question is consistent with that proposed via the PLCD and no change to the existing use is proposed.
2. The 5-acre parcel is clearly part of the proposed PLDC and its land area has been used in the calculation of allowed development density.
3. PLCD's are not listed as a permitted use in the RR zoning district.
4. The parcel in question lies between lands guided "Rural Residential" and "Agricultural" uses. The original intent related to the separation of these uses would not change as a result of the rezoning.
5. The land use categories depicted on the Land Use Plan map correspond to individual parcels. The configuration of the parcel in question will change slightly as a result of the proposed subdivision. Without the zoning change, Lots 3 and 20 will hold two zoning designations and be inconsistent with the balance of the lots within the subdivision.

This issue, and specifically the need for such action and Land Use Plan impacts, should be subject to further comment and recommendation by the City Attorney.

Streets

Access. As shown on Exhibit B, access to the majority of the lots (18) within the subdivision is proposed via two cul-de-sacs which intersect 60th Street at a single

point near Trading Post Trail. The acceptability of the street intersection location should be subject to comment and recommendation by the City Engineer.

To be noted is that some concerns exist related to the proximity of the access to steep slopes in the immediate area. As a condition of subdivision approval, an assurance should be made that slopes in excess of 18 percent will not be disturbed. This issue should be subject to further comment and recommendation by the City Engineer.

Aside from the 18 lots proposed to be accessed via the 60th Street cul-de-sac, two additional lots in the extreme southwest corner of the site are proposed to be provided direct driveway access via 60th Street.

Cul-de-Sac Length. As mentioned, 18 lots within the subdivision are proposed to be accessed via two cul-de-sacs. The 60th Street roadway access technically splits into two cul-de-sacs. The longest of the two cul-de-sacs measures approximately 3,400 feet in length which significantly exceeds the maximum cul-de-sac requirement of 1,320 feet imposed in the City's Subdivision Ordinance.

While the Ordinance states that cul-de-sac lengths within PLCD subdivisions may exceed the referenced cul-de-sac length requirement (provided that the preservation of the rural character and natural resources will result), immediate feedback on the acceptability of the proposed cul-de-sac length is requested of City Officials.

In the opinion of Planning Staff, there are both pros and cons associated with the cul-de-sac as currently proposed. These are summarized below:

Pros:

1. Flexibility from the referenced cul-de sac length requirement of the Ordinance is allowed in PLCD subdivisions provided preservation of natural resources will result. Remedy to the excessive cul-de-sac length would likely be the creation of a street connection to Odell Avenue. Such street connection could have negative impacts upon natural resources in the area.
2. Numerous cul-de-sacs presently exist within the City which exceed the maximum 1,320-foot length requirement of the Subdivision Ordinance. Thus, the proposed condition does not differ from that previously allowed by the City.
3. A second access to the subdivision via Odell Avenue may introduce negative traffic impacts on residents located east of the subject site along Trading Post Trail and Odell Avenue.
4. A second access to Odell Avenue would result in increased street

construction costs and decrease the amount of “developable” land within the subdivision.

Cons:

1. The longest of the two cul-de sacs (as proposed), is nearly three times that allowed by the City’s Subdivision Ordinance. The allowance of the proposed cul-de-sac length (as part of a new development) could establish an undesirable precedent in the City.
2. A single street access to 18 of the subdivision’s 20 lots would limit emergency vehicle accessibility to the subdivision. A primary reason for the establishment of a maximum cul-de-sac length requirement is to ensure safety via emergency vehicle access.
3. The allowance of the cul-de-sac of excessive length, as proposed, may be considered inconsistent with the following transportation goal as provided in the City’s Comprehensive Plan:
 - *Provide for the possible extension of all local streets in new subdivisions to avoid the need for cul-de-sacs*

Again, it suggested that City Officials provide feedback to the applicant regarding the acceptability of the proposed cul-de-sac length.

Right-of-Way Width. Consistent with City Code requirements, right-of way widths of 60 feet are illustrated for the two internal cul-de-sacs. Such right-of-way width is consistent with local street classification requirements as outlined in the Subdivision Ordinance.

To be noted however, is that a right-of-way width of 66 feet is proposed along 60th Street. While it is assumed such dedication is intended to “match” the existing right-of-way width, this issue should be subject to further comment by the City Engineer.

Construction Requirements. Details related to street construction and any necessary improvements, including but not limited to 60th Street and/or Trading Post Trail, should be subject to comment and recommendation by the City Engineer.

Development Density. A total of 20 lots are proposed upon the 218.6 acres subject site. The A, Agricultural District imposes a minimum density requirement of one dwelling unit per 10 acres of land. This requirement has been satisfied (218.6 acres / 20 units = 10.9 acres per unit).

Lots. The A, Agricultural District imposes a minimum lot size requirement of five acres.

In addition, a minimum width and depth requirement of 300 feet is imposed. All proposed lots meet minimum area, width and depth requirements of the A, Agricultural District and Shoreland Management District.

To be noted is that the applicant will be required to demonstrate that each proposed single family lot will have a buildable area of at least 2.5 acres. The Zoning Ordinance defines "buildable area" as land having a slope of 13 percent or less and having enough suitable soil for the installation of two on-site sewage treatment systems. The Ordinance also notes that "buildable area" may include required building setbacks.

In regard to the proposed lot configuration, it is important to note that the Natural Resources and Groundwater Committee has suggested that the subdivision design be modified to better preserve environmentally sensitive lands (steep slopes and the trout stream). Specifically, the Committee has recommended that the open space area be expanded to include the following areas:

- The northern one-half of Lots 13 and 14
- The western one-half of Lot 4
- The western one-third of Lot 3

The Natural Resources and Groundwater Committee has also prepared an alternative concept plan which incorporates the preceding recommendations (attached as Exhibit C). The alternative concept plan calls for the elimination of two lots within the subdivision.

The recommendations of the Natural Resources and Groundwater Committee should be taken into account as part of the forthcoming formal application for subdivision.

Jennifer Sorensen, East Metro Hydrologist for the Department of Natural Resources (DNR), has indicated the comments from the DNR will also include increased protection of the stream and the areas from which the stream is spring-fed, which include Lots 3 and 4.

Setbacks. Within the A, Agricultural District and the Shoreland Management District, the following minimum setbacks apply:

Side Yard:	50 feet
Front Yard:	105 feet (from roadway centerline)
Rear Yard:	50 feet
From OHWL of Trout Stream:	200 feet

It appears that all proposed lots illustrate an ability to meet the aforementioned setbacks (via illustrated building pads).

Use of Open Space. As part of formal subdivision processing, the intended use of the designated open space should be conveyed by the applicant. Of specific interest are

any intended recreational purposes and the future construction of facilities intended to accompany such uses.

According to the PLCD requirements of the Ordinance (Section 12-2383), buildings, structures and improvements located upon the undeveloped parcel must be designed in a manner which conserve and enhance the amenities of the parcel in regard to its topography and its unimproved condition.

Also to be noted is that Section 12-2381 of the Ordinance stipulates that construction of recreational facilities shown on the PLCD development plan must proceed at the same time as the construction of the dwelling units.

Homeowner's Association Requirements. Section 12-2382 of the Ordinance states that, if a homeowner's association is to be created, its various requirements (ownership requirements, bylaws, etc.) must be submitted as part of the PLCD for City review.

The applicant has provided a copy of proposed covenants, restrictions and conditions which would apply to property owners within the subdivision. Requirements include, but are not limited to, the following:

- Association duties
- Assessments
- Architectural controls
- Use of common properties
- Prohibited uses
- Water maintenance/management

Homeowner's association-related issues should be subject to further comment by the City Attorney.

Wetlands. According to the EAW, wetlands comprise 13 acres of the 219-acre subject site. Such wetlands lie along the trout stream and **presently** lie within the proposed conservation easements. In this regard, the proposed lot layout is not expected to impact any existing wetlands.

Wetland-related issues should be subject to further comment and recommendation by the City Engineer.

Easements. As a condition of subdivision approval, a conservation easement must be established over the designated open space. Such easement must run with the land in perpetuity to the following:

- The City of Afton
- All owners of the lots within the PLCD
- Landowners within Afton which abut the PLCD
- Minnesota Land Trust

In addition to the referenced conservation easement, easements for drainage, utilities and scenic preservation should be provided over individual lots as may be recommended by the City Engineer.

Septic Systems. As part of the forthcoming preliminary plat submission, primary and secondary septic sites must be illustrated in compliance with City specifications as provided in Section 12-413 of the Zoning Ordinance.

Permits for individual sewage treatment systems will be issued by the Washington County Department of Public Health. In this regard, review of proposed septic designs and final septic permits must be received from Washington County prior to building permit approval.

Park Dedication. According to Section 12-1270 of the Subdivision Ordinance, subdividers must dedicate to the City a reasonable portion of the land being subdivided for park purposes or in lieu thereof, a cash equivalent. The form of dedication, land or cash, (or any combination) must be decided by the City and dedicated or paid prior to City signing the final plat.

To be noted is that the Natural Resources and Groundwater Committee has recommended that the southwest corner of the subject site, south of the trout stream, be dedicated as City parkland.

Prior to preliminary plat consideration by the Planning Commission, the submitted sketch plan must be subject to review and recommendation by the City's Park Committee.

The City's 2012 Park Plan does not illustrate any future parks or trails within the subject site. With this in mind, a calculation of a possible cash contribution (as opposed to land dedication) is considered worthwhile. According to the Ordinance, a cash park dedication fee, in lieu of land dedication, shall be equivalent to 7.5 percent of the predevelopment value of the land to be subdivided, subject to a minimum fee of \$5,000 per dwelling unit and a maximum fee of \$10,000 per dwelling unit.

Preliminary Plat Data Requirements. As part of preliminary plat processing, informational requirements as provided in Section 12-1328 of the Subdivision Ordinance must be satisfied. Required information includes, but is not limited to, the following:

- Existing Conditions (site survey)
- Preliminary Plat
- Grading and Drainage Plan
- Erosion/Sediment Control Plan

Additional Comments. In addition to the comments provided above, any comments received from the following must also be considered as part of the sketch plan

evaluation and in the preparation of the preliminary plat:

- City Engineer
- City Attorney
- Natural Resources and groundwater Committee
- Park Committee
- Washington Soil and Water Conservation District
- Watershed District
- Natural gas, electric and cable communications utilities
- Fire District
- School District
- Other agencies not identified above but included on the EAW distribution list.

This material is scheduled to be discussed at the forthcoming June 5, 2017 Planning Commission meeting.

pc. Ron Moore, City Administrator



J.P. Bush H O M E S

May 8, 2017

City of Afton Planning Commission review narrative.

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 proposed subdivision called "Afton Creek Preserve" describes this PRESERVATION AND LAND CONSERVATION DEVELOPMENT (PLCD) in its own title. Afton Minnesota and its residence have kept their community and developments well preserved for its rural character and unique features of an old village. Will Carlson and the Developer, JP Bush Homes desires to keep this proposed Development unique and special. The Afton City Code allows existing Agricultural land to be developed using a (PLCD) Preservation and Land Conservation Development. This usage listed in the "land use" section, ARTICLE XII Sec. 12-2372. Of the city code. Afton Creek Preserve is a well-planned model of this provision. The developer has followed the proper steps with the City of Afton, Minnesota land Trust, South Washington County Watershed, and the Minnesota DNR to ensure preservation of agricultural land, woodland, wildlife habitat vistas, ground water recharge areas, areas with sensitive soils or geological limitations and areas identified in the Comprehensive Plan. The developer has followed, organized and done the items listed here within.

1. On site meeting in the fall of 2016 with, Members of the City of Afton administration, The Minnesota land Trust, Minnesota DNR, South Washington County watershed, The Developer, and Owner Will and Sandra Carlson.
2. Attended meetings and noted recommendations by both the Afton City Parks Committee and the NRGCC Committee.
3. Scheduled informal work session meetings and noted recommendations by neighbors, City administration and City Engineering.

4. Scheduled additional on site walks with Neighbors to discuss screening vegetation, road locations, Safety line of site for road access and transfers of Carlson Property to neighbors regarding Farm road access property located off Trading post trail.
5. Performed a complete EAW report by a licensed Environmentalist along with proper Public notifications and all required copies to governing agencies for proper feedback.
6. Developer designed multiple modifications to the Sketch Plan of the development in accordance With recommendations noted from all meetings formal and informal. The provided sketch plan Is a comprehensive document performed by a local licensed Surveyor.

The attached documents are a complete set of the documents required for a PLCD with in the Land Use Code. They are listed.

1. 2 full size color copies and 25-11x17 copies of the Sketch plan from Landmark Surveyor.
2. EAW report by Jacobson Environmental.
3. Mailing labels from Washington County of all Neighbors within 500 feet.
4. Attached copy of proposed (HOA) Homeowners association and restricted covenants for the PLCD.
5. A completed application along with required fees for sketch plan review.

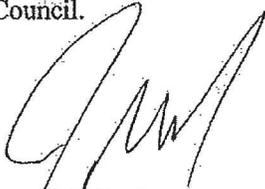
Brief property description: PLCD Preservation and Land Conservation Development

The Bush Afton project is a 20 lot single-family development on 218.6 acres with 109.7 acres of conservation easement to protect the Trout Brook. Each lot is 5 acres and has a minimum of 2.5 acres of buildable area on each lot. The history of the site included farming, pasture, hay land and forestland, and Trout Brook. This was confirmed by a review of the 1938, 1957, 1987, and 2010 aerial photos. The development will have individual wells and septic systems. Currently no wetland impacts are planned and over 50% of the area will remain in open space. Grading activities are scheduled to begin in September 2017 and to be complete as lots are purchased. Bulldozers, Backhoes, and Bobcats will be used to grade 40 acres or about 32,466 cubic yards of soil at a 0.5 foot depth on lots. The 8.3 acres of roads will be completed immediately and about 26,781 cubic yards of soil will be graded at a 2 foot depth. Less than 30 trees of 6 inch dbh or more will be removed from Lots 3,4,19, and 20. The project will be carried out using an array of best management practices including special native grass, wildflower, and shrub vegetative buffer strips to protect steep slopes from

Erosion, as well as silt fence and wildlife friendly erosion biomat for maximized erosion control. Existing land use of the site as well as areas adjacent to and near the site, including parks, trails, prime or unique farmlands. Existing land use is as follows as described by the current land use map of Afton as shown in the Comprehensive Plan. Some of the prime farmland to be used is on lots 1, 2, 5-8, and 15-20, or 60% of the lots. However, the western conservation easement will preserve a large portion of prime farmland. The area is zoned on the Afton Zoning Map in Appendix A as 71% agriculture, 4% rural residential, and 25% in conservation overlay areas of which 6% are mixed tree cover, 9% bluff areas, 4% streams, and 6% wetlands. The main stream on the south is Trout Brook, a DNR protected watercourse which is a trout stream, which has a shoreland management area on either side of its banks. In the project plan, Trout Brook is protected with conservation easements on both sides of the stream, as are all wetlands along the stream. The City of Afton Conservation Overlay shows a general area around Trout Brook which does not indicate a real physical boundary on the ground.

The above description along with all the required documents and planning that have been performed is the best use of the land using the allowed PLCD code. Lastly, it is our goal to decrease the amount of agricultural land in the Trout Brook Watershed. This will reduce erosion and stream contamination from animal waste, large amount of herbicides and pesticides used in the current agricultural land which has resulted in higher than normal Escherichia coli and unwanted chemical levels.

Please accept our PLCD plan and submissions to the City of Afton Planning Commission and City Council.



Joseph P Bush
J.P. Bush Homes

To: City Council Members
Planning Commission Members
Committee Members
City Administrator
City of Afton, MN

From: Neighbors of Proposed Carlson 60th Street PLCD (See list below) (Neighbors)

RE: Carlson Proposed PLCD on 60th Street West of Trading Post Trail -Sketch Plan dated January 17, 2017 (Carlson 60th Street PLCD or PLCD)

Date: February 3, 2017

SUMMARY

On behalf of the Neighbors of the proposed Carlson 60th Street PLCD, we request the City of Afton reject the latest PLCD proposal shown on the sketch dated January 17, 2017. The proposed development fails to comply with existing Afton ordinances and the City's Comprehensive Plan and presents unacceptable environmental and safety risks.

First, the developer should not be allowed to burden an existing neighborhood for his own economic interest particularly when he has alternatives. The PLCD road access point on 60th street is poorly designed and a road safety study is key to ensuring appropriate safety standards are met at this site. A better access would be farther west on 60th where it straightens out; access could be from PLCD Lot 1 or 2. To protect existing neighborhoods, any construction access to the PLCD should be from and to Neal Avenue from a 60th Street access and shall be prohibited in local neighborhoods. Also, the closeness of the proposed road right of way to the eastern property line of PLCD Lot 20 creates a burden on the adjacent landowner parcel that would thereafter be subject to more stringent setback and other requirements than currently exists on this parcel. Further, the proposed 60th Street access point, would create a non-conforming PLCD Lot 3 in violation of City ordinances once the road right of way is created.

Second, the PLCD as proposed would have unacceptable adverse effects on the environment and adjacent properties which have not been addressed. While the plan may meet basic acreage guidelines for a PLCD, all land is not created equal. Most of the PLCD is in the Afton Shoreland and Conservation Overlay District. The site is unique being adjacent to Trout Brook and the tributaries of Trout Brook, a DNR-proposed designated trout stream. The PLCD site contains many steep slopes and highly erodible soils and portions are not developable at all. Erosion and storm water drainage from the PLCD acreage is an existing problem for existing adjacent homeowners and Trout Brook itself has been severely impaired by erosion. In addition, most of the PLCD is located in an area rated "High" for its rare features potential in the Afton Natural Resources Inventory. Given the unique and sensitive features of this parcel, the developer has proposed too many lots of insufficient size. A developer is not guaranteed the

maximum densities potentially allowed under the ordinance based on acreage. He has the burden to show the particular land in question is suitable for the proposed densities and he can not do so.

Lastly, City ordinances require an EAW be prepared for this project. It is essential this work be completed before the project undergoes further review in order for the City to be fully informed about the impacts of the project. The reported Atrazine spill on the northern portion of the PLCD parcel should be addressed as part of any environmental review.

DETAILED LEGAL OBJECTIONS AND MINIMUM CONDITIONS FOR APPROVAL

1. Criteria #3 for approval of a PLCD in Sec. 12-2375 requires "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". Paragraph B.1 of Sec.12-2379 requires that "The proposed PLCD is in conformance with the comprehensive plan." Paragraph B 2 of Sec. 12-2379 further requires that "The uses proposed will not have an undue and adverse impact on the reasonable enjoyment of neighboring property and will not be detrimental to potential surrounding uses." Paragraph B.4 of Sec. 12-2379 requires that "The PLCD will not create an excessive burden on parks, schools, streets, and other public facilities and utilities that serve or are proposed to serve the district." Sec. 12-198 (item 2) requires traffic generated shall be controlled so as to prevent traffic hazards.
 - Without modifications, alignment of the PLCD road access point on 60th street would present hazards due to existing sight line restrictions and reduced right of way on 60th Street near the intersection of Trading Post. In addition, 60th Street is currently gravel and subject to continual erosion around this access point. Preliminary calculations indicate that the PLCD would add 200 car trips per day to a road already inadequate. Further study is necessary to analyze and impose mitigation measures to address safety issues at the PLCD road access point. A better access point would be located farther west where 60th Street straightens out; access could be from PLCD Lot 1 or 2.
 - The location of the proposed roadway thru 14260 60th Street is located on or very near the eastern property line of PLCD Lot 20. Location of a roadway at this location would place additional setback and vegetation control requirements on the adjacent property owner to the east, Randy and Kathy Graham. These additional encumbrances on the Graham property would amount to a public taking unless the road is repositioned.
 - **NOTE:** The previous sketch plan dated December 19, 2016 showed a second access point through a lot at 5550 Odell Avenue South that has been abandoned in favor of a culdesac and the single access point at 60th Street. The fire department has said the culdesac is adequate for its use. There has been some discussion about retaining the Odell access for emergency use. The Odell access is inappropriate for primary or emergency access because it does not comply with the City ordinances and because of safety and environmental concerns. See Attachment A for a detailed discussion.
2. Sec. 12-217 requires "No land shall be developed or altered and no use shall be permitted that results in surface water run-off causing unreasonable flooding, erosion or deposit of minerals on adjacent properties or water bodies."

- Stormwater from portions of the PLCD flows south and east onto adjacent properties including the Dickes property, the Rickard property at 5650 Odell Avenue South and eventually into a tributary to Trout Brook located on the southern part of the Hall property at 5730 Trading Post Trail. Trout Brook and this tributary are proposed by the Minnesota Department of Natural Resources (DNR) as designated trout stream. See Notice of Intent To Adopt Expedited Rules published in the State Register on 22 Aug 2016 (41 SR 203). Trout Brook is an important public resource and its revitalization is a high priority for the DNR and local government as evidenced by the numerous applications for grants for stream restoration work submitted to the Lessard Sams Outdoor Heritage Council and Clean Water Fund.
 - PLCD Lots 15, 16, 17, 18, 19, and 20 abut or are adjacent to existing lots/homes on the eastern boundary of the PLCD. Drainage from these PLCD lots flows towards these existing homes. Stormwater runoff from the Carlson property is currently a problem for these existing homes during heavy rain events with large amounts of water flowing from the Carlson property through these adjacent properties. The addition of more impervious surface and turf associated with the PLCD will exacerbate the existing drainage problem and is not addressed with on-site containment as required in Sec. 12.217 and 12.409.
3. Sec. 12-2377, paragraph C, states "Parcels which contain their maximum permitted density or have been previously subdivided to their permitted density may not be joined to a PLCD".
 - The former Schuster homestead located on a 5-acre lot at 14220 60th Street is zoned as RR per the Afton 2010 Zoning map (on City of Afton website) and is currently at maximum permitted density and may not be joined within the boundaries of the PLCD as proposed.
 4. Construction of proposed access roadway will create a non-conforming lot inconsistent with Afton ordinances.
 - Construction of an access roadway through the existing 5-acre RR property at 14220 60th Street (PLCD Lot 3) would result in creation of a non-conforming lot as setback requirements for the existing house which is expected to remain and accessory building would not be met. In addition, the lot size would be non-conforming with City ordinances after the construction of the road right of way.
 5. Paragraph (C) (12) of Sec. 12-89 requires an Environmental Assessment Worksheet (EAW) for "Actions resulting in the permanent conversion of 80 or more acres of agricultural, forest, or naturally vegetated land to a more intensive, developed land use."
 - A mandatory EAW and related public hearing is required for the proposed PLCD and has not yet been completed.
 6. Sec. 12-2377 requires the PLCD be developed in coordination with subdivision regulations. Sec. 12-501 of the subdivision ordinances requires that "each lot created through subdivision, must be suitable in its natural state for the proposed use with minimal alteration. Suitability analysis by the local unit of government shall consider susceptibility to flooding, existence of wetlands, soil and rock formations with severe limitations for development, severe erosion potential, steep topography, inadequate water supply or sewage treatment capabilities, ..."

- Maps included in the Afton Comprehensive plan show the soils in the area are unsuitable for septic systems. In addition, soils in the area are identified as highly erodible, steep topography is located throughout the site and much of the property drains towards Trout Brook and its adjacent wetlands.
7. Part of the proposed development site is contained within the Conservation Overlay District and designated Shoreland Management Area as identified on the Afton Zoning Map. Chapter 12, Article III of the Afton ordinances identify specific development requirements for designated shoreland areas.
 - The developer has not provided adequate information or consideration of the shoreland management and conservation overlay requirements.
 8. Sec. 12.1251 acknowledges that much of the land in the southwest part of Afton is agricultural and that the Comprehensive Plan goal is to maintain the rural nature of this area and encourage the continued farming or productive farmland. In this regard, the PLCD is inconsistent with the Comprehensive Plan because it converts existing productive farmland to housing.
 9. In addition, the PLCD's proposed density is too high and fails to meet the requirements of Sec. 12-2375.B.2. Portions of the land identified in the PLCD Open Space Conservation easement have slopes in excess of building requirements and could not be developed into housing in accordance with City Ordinance. The developer is taking credit for this undevelopable land to achieve maximum densities in the remaining developable land. Thus, the PLCD does not meet the requirements of Sec.12-2375.B.2 because the proposal would not "benefit the area surrounding the project to a greater degree than development allowed within the underlying zoning district." A developer should not be allowed to count land that is currently undevelopable as part of the acreage necessary to meet the density requirement of the PLCD including the 50 percent conservation easement. To do otherwise delivers a net density gain to the developer over what is allowed in the ordinance because he gets credit for land he would not be able to develop anyway so he can maximize the density on his remaining acreage. This is a net loss to the City and would overall increase the density of development in the City inconsistent with the Comprehensive Plan. For example, suppose a developer owns a 100-acre property, 50-acres of which is lake/wetland that is clearly undevelopable and would remain so under City ordinances. Should he be able to use this 50-acre lake as part of his Conservation Easement space requirement under the PLCD ordinance so he can maximize density on his remaining developable acres? This does not "benefit the area surrounding the project". In fact, it is a net loss in terms of open space for the surrounding area and the overall City in violation of Sec. 12.2375.B.2.
 10. 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 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. 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 newly added lots along 60th Street since the original application for rezoning, directly abut the wetlands adjacent to Trout Brook. Given the unique nature of this property, the proposed density of the site is unsuitable for twenty 5-acre lots as detailed in the PLCD sketch and inconsistent with Afton's Comprehensive Plan.

11. It has been reported that there was an accidental spill of large amounts of the herbicide Atrazine on or around the northeast section of the PLCD in the early 2000s. This release was not reported to state or local government. 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.

Minimum Conditions for Approval

Based on the above concerns, the Neighbors object to the PLCD as proposed and suggest the following requirements, at a minimum, be imposed as conditions for approval:

1. Realign road access to the PLCD from 60th street farther away from the eastern edge of the PLCD property line and closer to the western portion of current PLCD Lot 3 and 4. Relocation of the access road farther west along 60th where it straightens out should be strongly considered from a safety standpoint. Access onto 60th could be from PLCD Lots 1 or 2.
2. A road safety study shall be completed at developer's expense by an engineering consultant acceptable to the City to evaluate alignment, sightlines, roadway width, traffic counts, road surface conditions, traffic speed, and safety mitigation measures such as a stop sign, safety signage or any other corrective measures that may be recommended.
3. Developer should pay for paving of 60th Street to encourage traffic flows along 60th to the west. Paving of roadway shall include adequate protections to address runoff to the adjacent stream via settling ponds, etc. This paving would also address a current City inequity in that residents along 60th Street have been paying City taxes related to the paving of roads for years yet 60th Street is the only street in the City that has not been paved.
4. All construction traffic access to the PLCD shall be routed from and to 60th Street from Neal Avenue. No construction traffic shall be routed on Trading Post Trail or Odell Avenue South. The existing unpermitted 16.5 foot farm access driveway owned by Will Carlson and located between two existing homes with ingress/egress onto Trading Post just north of 5888 Trading Post shall NOT be used for any construction activities related to the PLCD. Should the owner of the access driveway be interested in selling it, right of first refusal shall be granted to the two existing property owners adjacent to the access driveway. Pricing shall be at fair market prices set by an independent land appraiser.
5. The house currently located at 14220 60th should be removed or relocated so as to not create a non-conforming lot vis a vis setback and lot size with installation of the access roadway through the property.
6. The proposed lot sizes of the PLCD should be increased and number of lots decreased to decrease density and minimize environmental impacts to this highly sensitive area of Afton for consistency with the Afton Comprehensive Plan and PLCD requirements.
7. An Environmental Assessment Worksheet shall be prepared by the City as the Responsible Governmental Unit at the expense of the developer before approval of this project.

8. In lieu of the park dedication fee, the City shall take acreage located in the currently identified 9.7-acre Open Space Conservation Easement (OSCE) that currently abuts PLCD Lots 3, 4, and 5 to provide public access to this section of Trout Brook. This area contains some of the most scenic parts of Trout Brook and has high value to the public for passive use open space.
9. The City should also consider taking PLCD Lot 2 in lieu of part of the park dedication fee. The developer should build a parking area at this location and a public access way on the western portion of this Lot with a pedestrian bridge/boardwalk across the wetlands adjacent to Trout Brook to provide access to the OSCE just north of this site.
10. A study shall be conducted, and mitigation plan executed as necessary, to address the adverse impact of surface water runoff toward the NE branch of Trout Brook originating from the area of PLCD lots 15, 16, 17, 18, 19 and 20.
11. Require stream bed and riparian area rehabilitation paid for by the developer consistent with the Trout Brook Management Plan dated May, 2009, as updated, to mitigate the adverse effects of a development adjacent to Trout Brook and the headwaters of Trout Brook.
12. The City shall require monitoring (City project manager chosen by City and expenses reimbursed by developer) during construction to insure all City conditions are met. Right of access to the PLCD shall be provided to adjoining property owners during construction, subject to appropriate safety limits, so that adjoining property owners can communicate their observations to the City about project compliance.
13. The owner/developer shall cleanup the brush/debris from the ravine adjacent to Trout Brook in the area of PLCD lot 4 and install soil stabilization along the slopes of the ravine.
14. No old growth tree removal should be allowed including but not limited to that which may exist on PLCD lots 4, 14, 15, and 16.
15. Development conditions shall require on site containment of all surface run-off from PLCD lots (15, 16 17, 18, 19, 20) that flows easterly towards adjacent lots on Odell Avenue South.
16. Restrictive covenants shall be placed on PLCD lots limiting size of turfed, mowed lawns.
17. Restrictive covenants shall be placed on all PLCD lots requiring that non-turf areas be planted in native vegetation and left unmowed in a natural state and any fencing be consistent with the open space nature of the PLCD in terms of size and location.
18. Restrictive covenants shall be placed on all lots preventing future subdivision of the 5 acre residential lots.
19. Restrictive covenants shall be placed in the PLCD on the use of 4 wheelers, dirt bikes and snowmobiles.
20. Development conditions shall require planting of native trees on the home sites.
21. Development conditions shall require that during all construction periods and until all homesites are sold and developed, the land shall be covered with a native grass cover crop to minimize exposed soils.
22. A soil conservation plan shall be required per Sec. 12-216. A drainage plan shall also be required in conformance with City ordinances.
23. The City Council shall require an Environmental Impact Statement for the PLCD per Sec. 12-89 given the potential for significant adverse environmental effects because of its proximity to Trout Brook and its tributaries and areas of "High rare features potential", the presence of significant old growth woodland areas, and significant slopes and highly erodible soils.
24. The project site is located in Landscape Unit 18 of the Afton NRI. It is ranked "High" for rare features potential. Given this ranking, a detailed survey of this Landscape Unit should be conducted at the

developer's expense by an environmental consultant acceptable to the City prior to any approvals to ensure rare features are protected. The survey should update the findings in the 2001 Afton NRI.

25. Soil and groundwater testing for Atrazine should be conducted on the subject property and cleanup/monitoring required if it is present in excess of state or federal standards.

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

Attachment A—Odell Road Access

NOTE: The existing sketch plan dated January 17, 2017 has removed the previously proposed PLCD access at 5550 Odell in favor of a cul-de-sac and one access at 60th Street. The fire department has noted this change is adequate for its access. There has been some discussion about retaining the Odell access for emergency purposes. This Odell access is not appropriate for a primary or emergency access as discussed below. Further, while a fire department may like to have as many access points as possible, this needs to be balanced with other needs. If a fire department always had a second access to every cul-de-sac, there would be secondary roads running through lots in every subdivision.

The construction of a road from Odell west through an existing residential property at 5550 Odell to access the PLCD would cause an undue adverse impact and an excessive burden on the local road, Odell Avenue, because of the disruption to the existing adjacent neighborhood from traffic and drainage concerns. An access to the PLCD from Odell would slice through an existing neighborhood by pushing a 60 foot right of way road through an existing 5-acre lot/home with frontage on Odell. Preliminary estimates indicate the proposed PLCD will add 200 auto trips per day onto access streets. Even if this road were used for emergency purposes only, it would impose drainage and taking concerns as well as be in violation of several City Ordinance provisions as discussed below.

1. The location of the roadway thru 5550 Odell was planned to be located on or near the southern property line of that property with a 60 foot right of way. Location of a roadway at this location would place additional setback and vegetation control requirements on the adjacent property owner to the south, William Dickes, as this property would be a corner lot and be subject to comply with Sec. 12-198 and 12-132 subsection (a)(6) when the landowner wants to develop his property. These additional encumbrances on the Dickes property would amount to a public taking.
2. The homes along Odell Avenue were part of a subdivision approved by the Afton City Council many years ago with Odell serving as a local street to provide access to the homeowners whose properties abut Odell. A primary or emergency access through a lot at 5550 Odell would change the nature of Odell from a local street to a collector street as defined Sec. 12-55 pg. 21 for access to 20 additional homes whose properties do not abut Odell. A developer should not be allowed to negatively change the character of an existing subdivision/neighborhood or nature of the road of an existing subdivision just to serve his economic interests particularly when he has other access alternatives.
3. Sec. 12-217 requires “No land shall be developed or altered and no use shall be permitted that results in surface water run-off causing unreasonable flooding, erosion or deposit of minerals on adjacent properties or water bodies.
 - The road connecting thru to Odell does not contain adequate controls for drainage and would lead to additional run-off due to significant increases in impervious surfaces. This runoff will flow south onto adjacent properties including the Dickes property, the Rickard property at 5650 Odell Avenue South and eventually into a tributary to Trout Brook located on the southern part of the Hall property at 5730 Trading Post Trail. Trout Brook and this tributary are proposed by the Minnesota Department of Natural Resources (DNR) as designated trout stream. See Notice of Intent To Adopt Expedited Rules published in the State Register on 22 Aug 2016 (41 SR 203). Trout Brook is an important public resource and its revitalization is a

high priority for the DNR and local government as evidenced by the numerous applications for grants for stream restoration work submitted to the Lessard Sams Outdoor Heritage Council and Clean Water Fund.

- Lots 16, 17, 18, 19, and 20 of the proposed PLCD abut existing lots/homes on the eastern boundary of the PLCD. Drainage from these PLCD lots and PLCD Lot 15 flows towards these existing homes. Stormwater runoff from the Carlson property is currently a problem for these existing homes during heavy rain events with large amounts of water flowing from the Carlson property through these adjacent properties. The addition of more impervious surface associated with a primary or emergency access at 5550 Odell would exacerbate the drainage problem.

4. Sec. 12-198 requires traffic generated shall be controlled so as to prevent (item 2)...traffic hazards. Alignment of road intersections on Odell would present safety hazards due to existing sight line hazards.

5. Sec. 12-2377, paragraph C, states "Parcels which contain their maximum permitted density or have been previously subdivided to their permitted density may not be joined to a PLCD". The property located at 5550 Odell is a 5-acre lot zoned RR and is currently at maximum density. As a required primary or emergency access road it would be joined to the PLCD in violation of the above Ordinance.

6. Construction of a primary or emergency access at 5550 Odell would create a non-conforming lot inconsistent with Afton ordinances. The existing home is proposed to remain on the lot with the road right of way to be located to the south of the home. The road right of way would create a non-conforming rural residential lot because of inadequate size after subtracting the road right of way and inadequate road frontage on Odell. If the existing home were to be realigned to face the new road, this would also create a non-conforming lot because of inadequate lot depth.

To: City Council Members
Planning Commission Members
Committee Members
City Administrator
City of Afton, MN

From: Neighbors of Proposed Carlson 60th Street PLCD (See list below) (Neighbors)

RE: Proposed Carlson PLCD on 60th Street West of Trading Post Trail -Sketch Plan dated January 17, 2017 (Carlson 60th Street PLCD or PLCD)

Date: February 14, 2017

This is a follow up to our letter dated February 3, 2017 regarding the PLCD. In particular, we would like to supplement our comments on the road access issues associated with the development. As stated in our previous letter, both of the two road access points that have been proposed have problems. The previously proposed Odell access point has been eliminated which is appropriate. However, the current road access near the old Schuster homestead at 14260 60th (the "Schuster Access") still has safety concerns that need to be addressed by a traffic/road study that focuses on site lines, inadequate road width, road surface, speed, curves, etc.

As we pointed out in our letter, a 60th street access farther west along 60th where the road straightens out (the "60th Street Access") appears better suited for access to the PLCD. We understand that the Public Works Committee and its advisors recently inspected the proposed Schuster Access and identified similar safety concerns and have also suggested that the 60th Street Access is more suitable. We agree and strongly urge the City to explore this alternative with the developer.

Specifically, the 60th Street Access alternative would likely come into the development from 60th Street at the current proposed PLCD Lot 1 or 2 and travel northeast to meet PLCD Lots 8 or 9. This would allow the developer to abandon the Schuster Access and create a cul-de-sac at or near PLCD Lots 4 and 20 thereby enhancing the value of all the lots in this area of the PLCD.

We believe this 60th Street Access alternative achieves the best balance among the various safety and environmental concerns and enhances the quality of the development for the following reasons:

- There are no safety issues related to site line, road width, speed, curves or other matters on the 60th Street Access.
- The current proposed Schuster Access is adjacent to the highest quality area of Trout Brook where there is perennial stream flow. This area has very steep slopes which already have significant erosion problems. The addition of impervious surface from road adjacent to this location would further aggravate the negative impacts on Trout Brook.
- The alternative 60th Street Access would direct traffic flow towards Neal Avenue and not through existing neighborhoods. It would also eliminate the burden of increased traffic flows and safety concerns on the Graham and Slaikeu properties—the two closest existing parcels located near the Schuster Access.

- Although the 60th Street Access road would be longer, this approach is more aesthetically pleasing and consistent with the “executive home site” quality the developer is attempting to achieve. The approach has more moderate slopes for access to homes and opportunities for landscaping. This is in contrast to the Schuster Access whose approach to the PLCD is a narrow and windy section of 60th Street leading up a steep hill, passing very close to the old Schuster homestead.
- The proposed Schuster Access would likely require the developer to modify the lot layout and lose lots in order to comply with existing ordinances because of steep topography, inadequate lot site after the addition of road right of away, and because PLCD Lot 3 can’t be joined to the PLCD in accordance with Sec. 12-2377. With the alternative 60th Street access, the developer would benefit because these lots would not be affected; the developer could create a cul-de-sac in this area thereby benefitting the quality of all the lots in this section of the PLCD.
- The 60th Street Access would still preserve a large parcel of land abutting Trout Brook on the northwest and western part of the PLCD for a conservation easement. The configuration of the proposed 9.7 acre conservation easement near the Schuster Access would be unaffected.

Because the proposed development tries to maximize density on a site that contains steep topography, wetlands, a Trout Stream and inadequate existing abutting roads, finding the perfect access to the PLCD is challenging. It is important to remember that it is the developer’s responsibility to present a configuration and access that is safe, does not burden existing neighborhoods, and minimizes environmental impact. The City does not have the obligation to find such an access for the developer or to approve an inadequate access so the development can move forward.

Unless the developer secures more suitable land along the straightaway portion of 60th Street, the 60th Street Access described above is the best alternative. It would require the crossing of wetlands and the intermittent flow portions of Trout Brook, and coordination with the Minnesota Department of Natural Resources to ensure measures are taken to minimize impacts. This must be balanced against the more significant impacts on public safety, neighborhood traffic flow, burden on existing properties, and environmental concerns associated with the Schuster Access. On balance, the alternative 60th Street Access is the best current candidate for access.

Thank you for your consideration.

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

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 60th 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

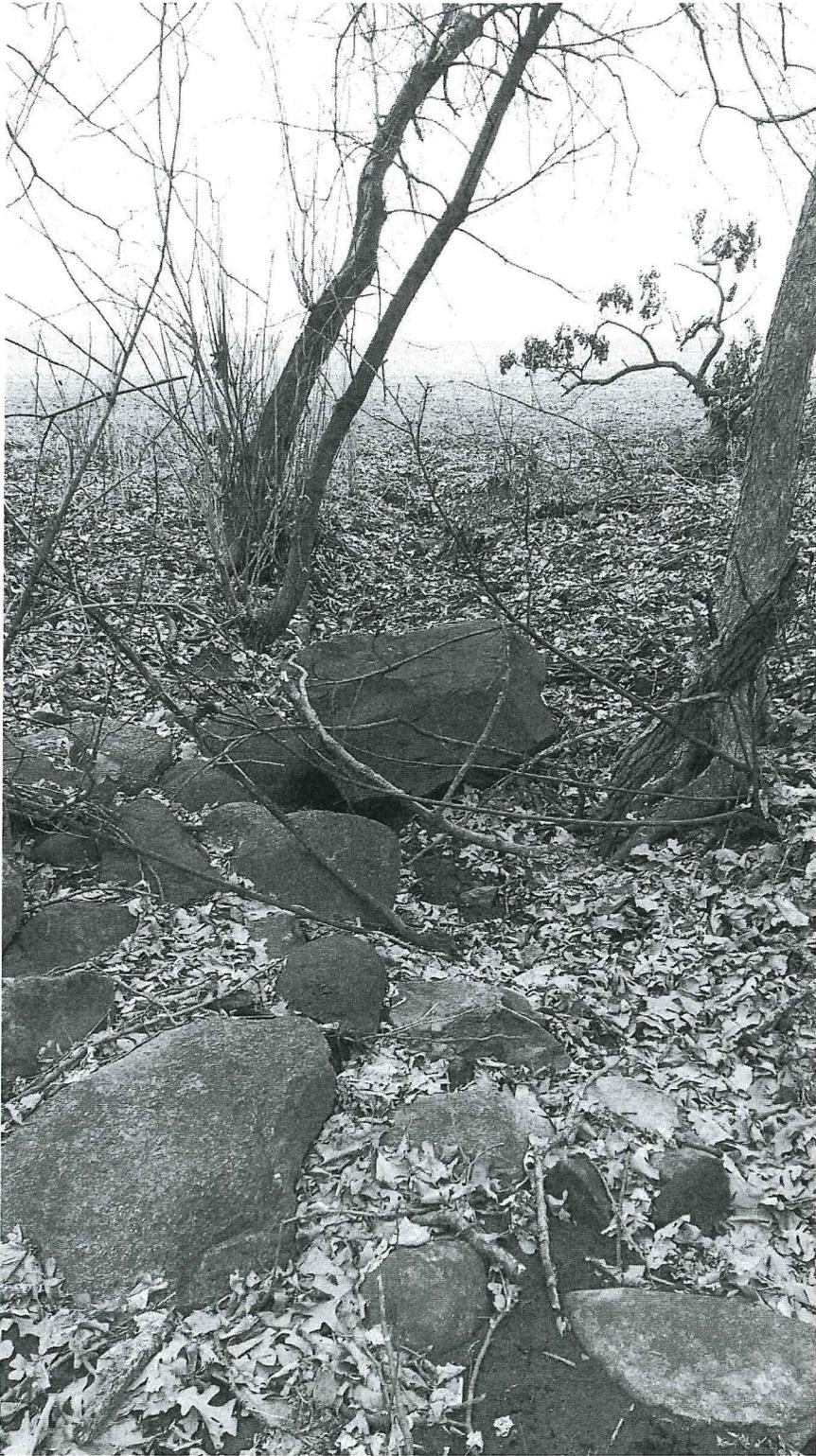
Neil Rademacher

Ed Stanek and Sue Rich

Jim and Teresa Seifert



9.c. 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

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

Date: May 23, 2017

From: Neighborhood Group (see list attached)

RE: EAW for the Afton Creek Preserve also known as the 60th Street Carlson PLCD (Carlson PLCD)

Thank you for the opportunity to comment on the EAW for the Carlson PLCD that was received by the City of Afton on April 18, 2017. 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 for roads will be completed in the fall of 2017 and other grading will be completed as lots are sold. Given the many years it has taken similar developments in Afton to sell out, construction over long periods of time would have a continuing negative impact on the community and environment (traffic, erosion, dust, etc.) associated with the construction. Further, the site is currently planted in crops and will no longer have a cover crop on it allowing invasive plants to take hold in the years it will take to sell out the development. Replanting with native grasses and bushes/trees should be required as soon as possible and not left to future homeowners in the development as is proposed in the EAW. See 10.b. and 13.d. below for concerns related to invasive species and erosion associated with this phased construction.

The EAW references buffer strips to mitigate erosion and runoff risk but it is proposed that these strips will be planted by homeowners in the development sometime in the future. Further, the description of buffer plan Appendix B is inadequate. It mentions a strip 60-foot wide but there is no other dimension or specific location described to determine if the strips' size/location would have any beneficial impact on erosion or runoff. In addition, the buffer plan does not mandate more than 12 trees and 8 bushes of any size and native grasses—wholly inadequate to reforest the property or have a substantial impact on erosion of runoff. The developer should be required to install buffer strip plantings immediately as part of early phase construction in sufficient size and quantity and suitable locations to address runoff and erosion.

EAW states that trees 6 dbh or more may be taken from PLCD Lot 19. This must be in error because Lot 19 is all open crop land.

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

The EAW states there is an increase in woods and forest entirely related to the buffer plan attached as B. There is no way to make this calculation. The buffer plan mentions a 60-foot wide buffer strip but provides no other dimension in order to make an acreage calculation. Furthermore, the number of trees/bushes (12 trees and 8 bushes) mandated as part of the buffer plan in Appendix B would be wholly inadequate to suggest this would reforest the area in the acreage shown in the above chart. Lastly, there is no basis to believe this buffer plan will ever occur. The buffer plan as proposed is entirely dependent on homeowners in the development planting this buffer in the future. If the project proposes these increases in valuable cover types, the developer should be required by permit conditions to plant these cover types in sufficient quantity and size immediately 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.

The impervious surface calculation is incorrect and inconsistent with other statements in the EAW. The EAW estimates in 6.b that there is approximately 8.3 acres of road yet in section 6.c it says roads are 4090' x 24' equaling about 2.3 acres. The estimate of 8.3 acres of roads in 6.b is also inconsistent with the impervious surface calculation in the "After" condition in section 7. Section 7 says there is only 5.9 acres of impervious surface in the "After" condition far less than the stated 8.3 acres of roads and not taking into account the actual home sites, driveways, etc.

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 and it does not correspond to on the ground boundaries. 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. Yet as highlighted by the community many 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 impacted adjacent properties border Odell Avenue and are located at 5650 and 5680 Odell. The developer ignores this issue in the EAW.

Drainage from the proposed Carlson PLCD flows downhill and overland to a low point where it intersects with the boundary line of 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 rainfall. Rocks have been placed in this channel to try to prevent continuing erosion. See attached map showing

approximate location and pictures showing runoff during a May 2017 rain event. In addition to runoff into this low point, sheet flow and erosion flows down a strip of land owned by Will Carlson and currently used as a farm access road on the southern boundary of 5680 Odell. This runoff ultimately flows onto the property at 5680 Odell. See attached pictures. The proposed development needs to address this drainage problem and present a plan by a qualified engineer to retain its storm water on the project site. At a minimum, special vegetative buffer strips, berms and stormwater ponds should be considered to address erosion and overland sheet flow on the eastern portions of proposed PLCD lots 18, 19 and 20.

The EAW states the buffer strips are to be created by future homeowners so that the developer will have no responsibility to address the erosion and runoff from its site. 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 existing adjacent properties will be increased. Plus, future homeowners should not have the obligation to address what is an upfront developer responsibility.

The project site is located in a highly sensitive area of Afton. It is located in Landscape Unit 28 and 29 identified in the Afton Natural Resources Inventory dated June 2001 (NRI) by Emmons & Oliver. This was not addressed in the EAW. This Landscape Unit 28 is ranked as "High" for rare features potential on Page II-2 of the NRI. 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. While the PLCD ordinance on its face may allow this number of homes, each site is overall subject to compliance with the Comprehensive Plan in addition to the PLCD ordinance. The mitigation measures proposed, essentially limited to home-owner planted buffer strips of unknown dimensions and location, 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 developer should install a native grass cover crop to minimize erosion as part of early phase construction in fall 2017. See also 9.c. above.

The EAW references a "Lot Buffer" plan in Appendix B that is inadequate. First, it suggests the buffer strip would be 60-foot wide but provides no other dimension or specific location. Second, the plan does

not mandate more than 12 trees and 8 bushes--wholly inadequate to reforest this land or prevent erosion or runoff. Further, the plan says that homeowners will be 'directed to plant' but there is no certainty any of this planting will ever occur unless the developer is mandated to install the plantings as part of early construction in 2017.

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, by DNR designation 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 overapplication/spill of Atrazine has been reported to the MPCA and Minnesota Department of Agriculture. The applicant dismisses this issue in the EAW without a basis for doing so even though there are known health risks associated with Atrazine in soils and groundwater. The EAW discussion shows a basic lack of understanding of how Atrazine reacts in soils and groundwater and the state and federal standards required for testing and cleanup. 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.

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 and 29 identified in the Afton NRI. Landscape Unit 28 is rated "High"

for rare features potential on Page II-2 of the NRI. 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 and the proposed removal of 30 trees of 6 inch dbh or greater 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 (12 trees and 8 bushes) that may or may not be planted by individual homeowners in the development in the future.

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 final 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 immediately plant a cover crop of native species on all former cultivated land on the site 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 EAW states that the road has been modified to meet MNDOT standards but the road must also meet American Association of State Highway and Transportation Officials (AASHTO) standards. As currently configured, the road can not meet intersection sightline standards among other requirements.

The proposed 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, traffic controls and removal of large hillsides, the proposed PLCD road access point would present substantial safety hazards. Further, access at this location will result in 200 car trips per day over the highest quality area of Trout Brook in the development. An access farther west on 60th at or near proposed PLCD Lots 1 and 2 is a better alternative from a safety and environmental standpoint.

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 west 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 during the early construction phase in 2017 as part of a plan prepared by a qualified engineer by planting native plant cover crops, installing vegetative buffers, berms and storm water retention basins, and proceeding with the woodland planting plan of sufficient size and quantity.

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

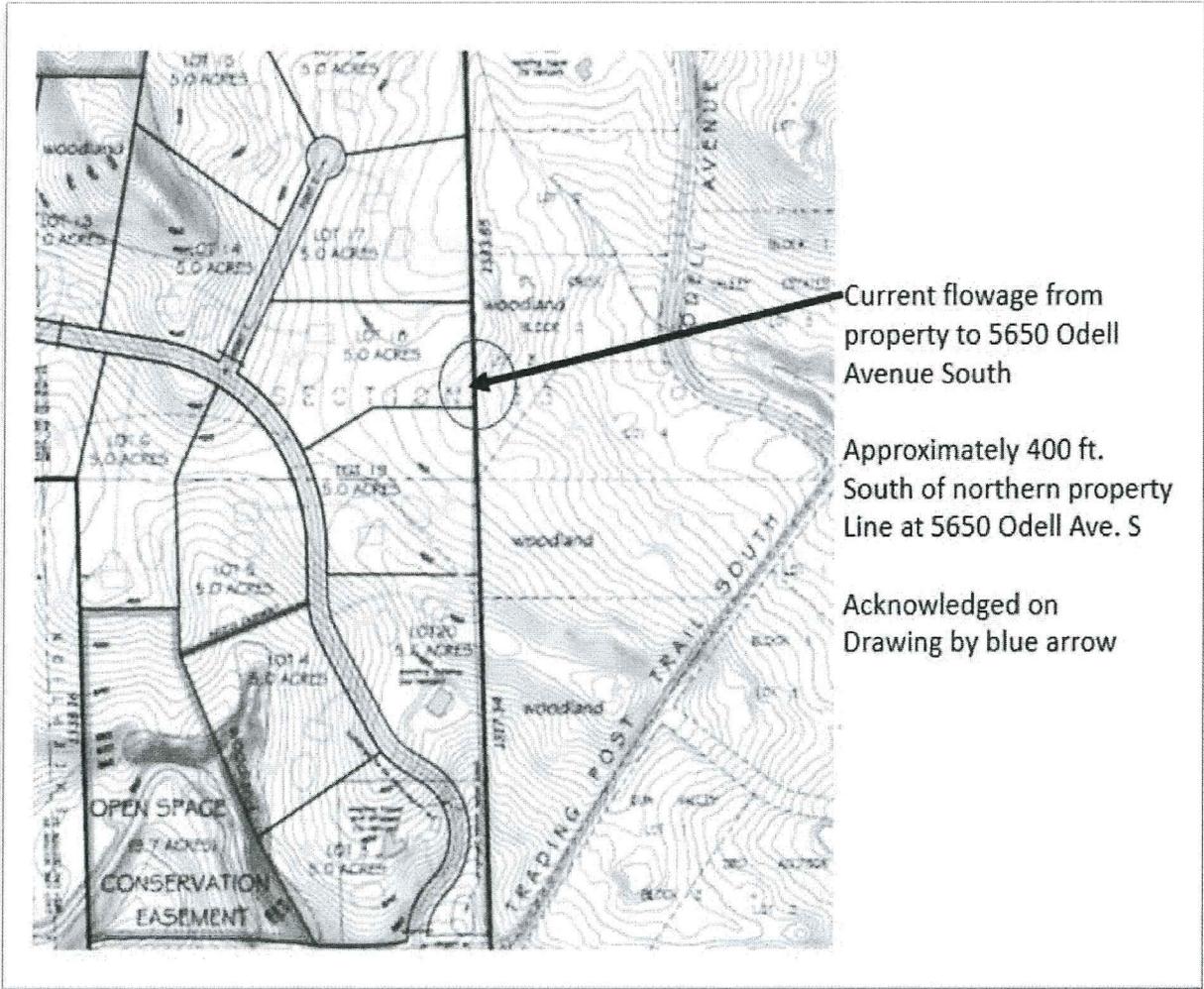
Wendy and Mike McBain

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. Start of drainage channel from proposed PLCD onto 5650 Odell property



9.c. Drainage from proposed Carlson PLCD onto 5650 Odell property looking towards Carlson property

9.c. Drainage from proposed Carlson PLCD looking towards Odell





9.c. Drainage and erosion from proposed Carlson PLCD flowing towards farm access strip and 5680 Odell



9.c. Stormwater drainage flowing from proposed Carlson PLCD down farm access road and onto 5680 Odell



DEPARTMENT OF NATURAL RESOURCES

Minnesota Department of Natural Resources
Ecological and Water Resource
1200 Warner Road
St. Paul, MN 55106

May 24, 2017

Transmitted Electronically

Ronald Moorse
City Administrator
3033 St. Croix Trail S
Afton, MN 55001

Re: Afton Creek Preserve EAW

Dear Ronald Moorse,

The Minnesota Department of Natural Resources (DNR) has reviewed the Environmental Assessment Worksheet (EAW) for the Afton Creek Preserve residential development located in Afton, MN. We offer the following comments for your consideration.

Land Use - Page 6 (Question 9.b.):

- The current placement of the access road into the development is located at the southeast corner of the property, which avoids the need to construct a crossing over Trout Brook. If the road into the development were located elsewhere along 60th Street South, construction of a road crossing over Trout Brook would be required, potentially impacting the stream itself and associated adjacent wetland areas, including areas where groundwater recharges the stream. Groundwater is an important source of cold water to streams like Trout Brook that support coldwater fish species (i.e. trout).
- Provide a narrative to justify the statement made that this development is in concert with Afton's comprehensive plan and growth plan.

Water Resources - Page 8 (Question 11.a.ii.):

- In this section, note whether the woodland area located adjacent to Trout Brook in the open space conservation easement and Lots 3 and 4 was examined for springs and if any springs were identified. Include a narrative in this section describing the potential for increased groundwater flow at this location due to topography and proximity to the water table. Wood land areas like this, with steeper topography draining toward a stream, may have springs where groundwater is coming to the surface. Even if there is not surface water in the form of springs, the likelihood is high that this area has shallow groundwater that is migrating toward Trout Brook and which provides groundwater recharge to the stream.
- In agricultural areas that have been farmed for 160 years, old wells are often found that no one knew existed. If any unknown wells are found on site, these must be sealed in accordance with the regulations of the Minnesota Department of Health.

Water Resources – Page 8 (Question 11.b.ii.)

- Show on a map where the vegetative buffer strips will be located on Lots 1 – 10 and Lots 16 – 17.

Water Resources – Page 9 (Question 11.b.iii.)

- Please note that any dewatering of volumes that exceed 10,000 gallons per day, or one million gallons per year need to be approved by a DNR Water Appropriation Permit. This includes dewatering for grading, installing footings for structures, and to install pipes for sanitary systems. The use of more than 10,000 gallons of water per day for watering trees, grass, and landscaping using watering trucks needs approval under a DNR Water Appropriation Permit as well. A Water Appropriation Permit may be applied for online using the following website: <http://www.dnr.state.mn.us/mpars/>
- Lot sizes in this development are approximately 5 acres. During drought, the irrigation of 1.5 acres of landscaping will use more than 1 million gallons of water per year. The new homes should be designed to minimize irrigated landscaping to avoid the need to obtain a DNR Water Appropriation Permit.

Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features) – Page 13 (Question 13.c.):

- Provide a more detailed explanation of how the buffer plan will assist with onsite erosion and sedimentation created by development. Describe how the buffer will enhance wildlife habitat. Explain what types of invasive species management will be done on disturbed areas and what plant communities will be located in these disturbed areas post-development. Explain what specific habitat enhancement will be done to protect state listed species during construction.

Figure 3 – Site Sketch - Page 21:

- The shoreland district boundary shown on the concept plan should be 300 feet wide on both sides of Trout Brook (the width of shoreland districts for rivers and streams), not 1,000 feet wide.
- The conservancy overlay boundary, which designates sensitive areas within Afton, is shown as approximate. Adjust this boundary to reflect the terrain and resources on this specific site.
- There are sensitive areas covering much of Lots 3 and 4 (wooded areas and steep slopes). This woodland area is directly adjacent to Trout Brook and likely contains springs that supply cold groundwater to the stream. DNR recommends inclusion of these sensitive areas into the open space conservation easement to protect this habitat and source of groundwater to the stream.

Appendix B – Lot Buffer Plan

- The buffer plan is not complete and needs to include a narrative and maps that explain the details of the plan. Why are individual landowners responsible for planting buffers rather than the developer? Wouldn't it make more sense to get the buffers established early rather than at an unknown point in the future when lots are sold? How will the buffers be monitored over time to ensure that they become established? Will there be a buffer easement that keeps the buffers in place long-term and prevents encroachment into the buffer areas?

Thank you for the consideration of our comments.

Sincerely,

/s/ Rebecca Horton

CC: Jen Sorenson, Area Hydrologist

Joe Richter, Appropriations Hydrologist



SOUTH WASHINGTON
WATERSHED DISTRICT

May 22, 2017

VIA EMAIL

Mr. Ron Moorse
Administrator
3033 St. Croix Trail S
Afton, MN 55001

RE: Afton Creek Preserve EAW

Dear Mr. Moorse:

I am writing in regards to the Environmental Assessment Worksheet prepared for the Afton Creek Preserve project. The EAW as prepared is generally accurate and complete. Further, we would agree that there is low likelihood for adverse environmental impact resulting from the project and that further investigation through an Environmental Impact Statement is not necessary.

It is our hope that this effort serves as a model for future developments in Afton and the surrounding communities in southern Washington County. The proposed project will protect and improve not only the water quality of Trout Brook, but the surrounding terrestrial habitat as well. The City of Afton is to be commended for the development and promotion of its Preservation and Land Conservation Development ordinance. We greatly appreciate the efforts of the developer and City to protect Trout Brook by locating the easement in the areas most critical for protection of the stream. To maintain the habitat and protection benefits of the proposed easement, we strongly discourage development of any infrastructure within its currently identified boundaries.

If you have questions or need additional information please contact me at 651-714-3714 or jlloomis@ci.woodbury.mn.us.

Sincerely,
South Washington Watershed District

John Loomis
Water Resources Program Manager

Cc: Joe Bush/J.P. Bush Homes

May 17, 2017

Ronald Morse, City Administrator
City of Afton
3033 St. Croix Trail S
Afton, MN 55001

RECEIVED
MAY 23 2017
CITY OF AFTON

RE: City of Afton Environmental Assessment Worksheet (EAW) – Afton Creek Preserve
Metropolitan Council Review No. 21714-1
Metropolitan Council District 12

Dear Mr. Morse:

The Metropolitan Council received an EAW for a proposed residential project on April 17, 2017. The EAW is for a proposed residential cluster (20) lot single-family development on 218.6 acres with 109.7 acres of conservation easement protection for Trout Brook. The development will have individual wells and septic systems, and special vegetative buffers protecting steep slopes. The development site was previously used for farming, pasture, hay land and forest land.

The proposed project area is zoned Agriculture, along with Shoreland Management areas and a Conservancy Overlay. The City's 2030 Comprehensive Plan Current Land Use Map identifies this area as including existing land uses such as deciduous tree cover, cultivated, pasture, grassland, residential, bluff areas, streams and wetlands. The City's 2030 Future Land Use Map guides this area as Agriculture which allows a maximum density of 4 units per 40 acres.

Council staff has conducted a review of this EAW to determine its adequacy and accuracy in addressing regional concerns and the potential for significant environmental impact. The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise issues of consistency with Council policies. The following section offers advisory comments for the City's consideration.

Item 13 – Fish, wildlife, plant communities, and sensitive ecological resources (rare features)
(Jim Larsen, 651-602-1159)

The EAW states that the proposed 60-foot vegetative “backyard” lot buffers will protect steep slope areas (identified as “bluff areas of over 18% slopes” on page 12, and “steep slope areas” of unspecified slope elsewhere in the document) against erosion, and increase wooded/forest and brush/grassland areas on lots within the development. Appendix B is referenced for plans of the buffer program, but it is not clear from the information provided, if all lots or only a portion will contain 60-foot buffer protection areas, precisely where the boundaries of the buffer will begin, and what level of preservation will be extended to site amenities “behind” the buffer. It appears from the Council's GIS database slope overlay information, that the only proposed lots containing existing mapped slopes in excess of 18% are lots 3 and 4 in the southeast corner (lot 3 contains an existing home which is to remain), the very north edge of lots 15 and 16 in the northeast portion of the site, and a few isolated areas within the proposed 100-acre open space conservation easement area in the northwest corner of the site.

While we agree that avoiding impacts to steep slope areas on the site by application of a protection buffer to those areas will be beneficial, Council staff is also concerned about protection of areas within proposed lots to be developed that are dominated by mature native oak woodlands. The woodlands have been mapped by the Council and Minnesota Department of Natural Resources in their Natural Resources Inventory/Assessment program as supporting native red and white oak and sugar maple communities of "moderate" assessed quality. Large portions of lots 10 through 14 along the northern site boundary – in some cases, more than half of each lot's platted area, and smaller portions of lots 15 and 16, consist of these mature woodlands. We recommend these woodland areas be specifically protected from impacts by future land owners within the development, either by redrawing of proposed lot lines to include (more or all of) the wooded areas within the proposed development's conservation easement area, or by affording them a similar level of protection as provided by the conservation easement from future impacts in some fashion.

While we understand the importance of and mechanism by which the stream channel areas within the proposed 100-acre open space conservation easement area will be protected, we do not have a similarly clear understanding of precisely what protection mechanisms will be utilized with the 60-foot buffers to protect natural resource woodland stands behind those buffers that will be located on privately held land.

This concludes the Council's review of the EAW. The Council will not take formal action on the EAW. If you have any questions or need further information, please contact Corrin Wendell, Principal Reviewer, at 651-602-1832.

Sincerely,

 for:
LisaBeth Barajas, Manager
Local Planning Assistance

CC: Steve O'Brien, MHFA
Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Harry Melander, Metropolitan Council District 12
Corrin Wendell, Sector Representative/Principal Reviewer
Raya Esmaeili, Reviews Coordinator



Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

May 17, 2017

Mr. Ronald Moorse, Administrator
City of Afton
3033 St. Croix Trail South
Afton, MN 55001

Re: Afton Creek Preserve Environmental Assessment Worksheet

Dear Mr. Moorse:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Afton Creek Preserve project (Project) located in the city of Afton, Washington County, Minnesota. The Project consists of an approximately 100-acre residential development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Low Impact Design

The MPCA advocates the use of Low Impact Design (LID) practices to aid in the minimization of stormwater impacts. LID is a stormwater management approach and site-design technique that emphasizes water infiltration, values water as a resource, and promotes the use of natural systems to treat water runoff. Examples include:

- Special ditches, arranged in a series, that soak up more water
- Vegetated filter strips at the edges of paved surfaces
- Trees or swales between rows of cars
- Residential or commercial rain gardens designed to capture and soak in stormwater
- Porous pavers, concrete, and asphalt for sidewalks and parking lots
- Narrower streets
- Rain barrels and cisterns
- Green roofs

LID concepts may be found in the [State of Minnesota Stormwater Manual](#) dated November 2005 located on the MPCA website at: <http://www.pca.state.mn.us/water/stormwater/stormwater-manual.html>.

In addition, the MPCA LID webpage provides a description and examples of LID features such as permeable pavement, rain gardens, and green roofs. Links to other resources on LID are available as well. The website is located at: <https://www.pca.state.mn.us/water/stormwater-management-low-impact-development-and-green-infrastructure>.

Mr. Ronald Moorse
Page 2
May 17, 2017

We appreciate the opportunity to review this Project. Please provide your specific responses to our comments and notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me at 651-757-2508.

Sincerely,



Karen Kromar
Planner Principal
Environmental Review Unit
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul
Teresa McDill, MPCA, St. Paul

City of Afton

Natural Resources and Groundwater Committee (NRGC)

Tuesday, April 4, 2017 *meeting minutes*

1. **Call to Order** – 5:07 Jack calling to order – Chair for May tonight.

2. **Roll Call**

Susan Winsor	x	May Bend		Mark Have	x
Jack Kollmer	x	Annie Perkins	x	Keith Hoffmann	x
Bill Palmquist	x	Bake Bakker	x	Perry Eggers	x

3. **Approval of Agenda** – Jack has item to add to 5E, need to add 5E1. Bake moves to accept to approve as amended. Perry 2nd motion. Voted and approved.

4. **Approval of Minutes**

- a. Meeting minutes from March 7, 2017. Susan had one question on EAW, going to 30 external agencies. Yes, Joe confirmed and explained how this process goes. No other comments to meeting minutes. Susan motion to accept; Bake 2nd. No discussion. All in favor. Approved minutes.

5. **Business:**

- a. **Will Carlson Sketch Plan Application for a PLCD Subdivision** of 2018 acres on 60th Street West of Trading Post Trail.
 - i. Discussion – Review Bake’s proposed lot lines away from steep slopes and trout stream. Shifting SW lots 1 and 2 to the East so that the NW corner of lot 1 doesn’t directly abut the creek. Also, proposed lot consolidation of lots 3 and 4 into one lot and pull boundary line away from steep bank and creek. Also, lots 13 and 14 combined into one lot, again to move away from steep banks. Leave remaining area to the Open Space. See Bake’s revised preliminary sketch plan submitted prior to April 4, 2017 meeting.
 - ii. Joe commented – the required governing ordinances – all lots meets all those city ordinances. Bake replied not understanding why we wouldn’t make these moves due to high sensitivity areas. Joe not opposed to shifting lots, but doesn’t want to consolidate any lots. Joe says consolidating those lots wouldn’t make any differences.
 - iii. Susan – agrees with Bake’s proposals. Stating it supports comp plan – read from page 19 – “protect and preserve steep slopes.....” These proposed changes speak to the spirit of what’s noted in comp plan. These proposals take into consideration the outlined goals within the comp plan. Citing the DNR concern of protection of groundwater critical to the water quality of the stream. Cites 47% of the soils are subject to erosion vulnerability. Joe – rebutted, states soil conditions are 100 fold more impacted by current ag practices. States his proposed lots will be less of an impact than the current condition.

- iv. Annie asked what % of proposed lots are currently in ag practices. Joe not sure.
- v. Susan questioned increase in impermeable – 15% increase with these slopes is substantial. And a 3x increase in lawn area. Joe states there will be very little sod on these lots vs. deep rooted prairie grasses as noted in future covenants. Joe wants to model Cloverdale Farms - east of Washington County Fairgrounds – which includes regular burning and native plantings.
- vi. Keith asked how covenants are enforced. Joe states enforced by law. Bake clarifies that first line is HOA, than the City.
- vii. Mark asked about runoff – Joe states this development should include curb and gutter. Asked the average flow for catch basin? Joe not sure. Engineers will know. 100 year maximum rainfall.
- viii. Perry – states that he feels 70% of proposed lots are currently being tilled.
- ix. Jack reminding us of the scope of NRGW committee regarding the preliminary sketch. States the EAW is generic at this time due to the sketch plan being preliminary. Jack suggesting we incorporate all neighborhood’s comments moving forward. Joe stated meeting scheduled this Friday between neighbors and developer regarding their comments. Regarding the comments of EAW – the City Engineer. Jack wants to recommend Planning Commission that we reject preliminary sketch plan.
- x. Annie suggested we recommend the EAW address all neighborhood concerns and adopt Bake’s proposed revised sketch plan.
- xi. Bake clarifying that we want clear recommendations for Planning Committee. Bake clarifying that covenants address NRGW preview.
- xii. Ron adding clarifying that we should give more specifics in potential recommendations. Protection of steep slopes, storm water and erosion management, trout stream protection.
- xiii. Keith – suggests we give an objective list of NRGW checklist/concerns. This would be a non-emotional bullet list of top concerns
- xiv. Susan starting a motion – stating the need to change from 100 year rainfall standard to higher year (200 or 500) due to climate change. Also wants real flowrate levels.
- xv. Mark shares concerns with increase towards 500 year floods to better determine flowrate.
- xvi. Ron – part of the role of our recommendation is to help guide the developer as to next steps. NRGW recommendations need to be specific such that it’s clear if/when the developer addresses those concerns/recommendations.
- xvii. Perry – South Washington County Watershed is considering changing this from a waterway (requires 100’ from stream) to a watershed (1,000’).
- xviii. Annie suggested we make an attempt at bullet point list of recommendations for Planning Commission. Bake to the whiteboard:
 - 1. Bluff line protection and setbacks
 - 2. Stream protection and setbacks

3. Groundwater recharge related to the springs supporting trout stream (highlighted as paramount concern by Jen at DNR).
 4. On-site storm water management
 - a. Rainfall design standard – modify up to 200-500 year flood
 - b. Release rate (flow)
 - c. Quality
 5. Septic design
 6. Consolidation of neighbor and committee comments (key issues and themes).
 7. Careful attention and guidance given to future covenants – buffers for stream management, open space and woodland management, evasive species and storm water management and maintenance, lawn restriction, septic system maintenance review, HOA organization/funding/capital reserve, and fertilizer/herbicide restrictions.
- xix. **Annie made a motion** recommending the Planning Commission consider Bake's revised sketch plan shifting lots 1 and 2, and including other revisions as noted, such as consolidating lots as stated above in **5.a.1** (down to 18 lots), and as illustrated in Bake's submitted revised sketch plan (also as noted above). **Additionally included in motion:** Planning Commission be diligent in considering **xviii** concerns listed above, **as well as addressing** 1) Feb. 3, 2017 Neighborhood letter conditions for approval: #1-25; 2) March 29, 2017 Neighborhood response letter to E.A.W; 3) Annie's previously submitted comments; 4) Susan's previously submitted comments. Perry seconded the motion. Susan made a recommendation for an amendment to have Bake and Jack distill items in Neighborhood letters identifying themes for the NRGW to review at next month's committee meeting. Discussion included Annie suggesting we follow up with that exercise as an additional submittal to tonight's recommendation. Jack said it can't go that way and either the amendment is accepted or not. It was voted to move forward without amendment so not to delay another month or longer. Motion passed 4 to 3 - Bake, Susan and Jack (*I believe*) opposed.
- b. **Development of a Template** for the Committee's Review of Future Major Subdivisions and Particularly PLCD's – Bake found and will forward documents for template. Bake, Keith, Mark and Annie on sub-committee.
 - c. **Well Testing Update** – Keith hold off until fall due to construction and that Kim is gone. Logistically speaking could be difficult to conduct test right now. Mark suggested it's important to continue testing this spring, with the committee members working with the county regarding testing as the City is currently short-staffed.
 - d. **Update on Council and Planning Commission Business** – Council Member Palmquist – City Council approved MIDS to be approved in ordinances. Adopted what most watersheds have adopted. Approved bond issues for roads and going ahead with trail. Suggests checklist/template we're working on is super valuable to keep our NRGW

within our scope. We must operate within current rules. We get easily lost in the details. The Planning Commission is very diligent in their work. Working on staffing – it's taking longer than planned. For checklist – ideally, Planning Commission would like to see the covenants completely in order prior to NRGW committee passing recommendations along to Planning Commission.

- e. **Natural Resources and Groundwater Management Organizations Updates** – Valley Branch Watershed, Mark Have willing to continue to serve. MSCWMO is Annie currently and will continue to serve. South Washington Watershed District was Jill so it's open. Jack suggests Perry fill that role. No comments. Keith still keeping his and Susan still keeping her role. Accept Bake and May for 2017.
 - f. **Scheduling of a Joint Work Session with the City Council** – will be part of next month's NRGW meeting. If any suggestions for 2017 work forward to Jack.
6. **Adjourn** – Keith motion to adjourn. Perry seconds. All approve to adjourn.

Carlson PLCD feedback from Susan Winsor, NRGW committee

Concerns:

***Fragility:** A large share of proposed lots lie in Conservancy Overlay District (see Sec. 12-137) and Shoreland Management Areas. Afton Sec 12-137 says “...*the Conservancy overlay district’s purpose is to manage areas unsuitable for development due to wet soils, steep slopes, ...unique areas of natural and biological characteristics...scenic views and other physical features of unique natural and biological characteristics in need of proper land use management. Such areas shall include the following:*

**Elements of local hydrologic system in need of protection and preservation.”* (My concerns are the steep slopes and the trout stream).

***Water quality:** Lake St. Croix (St Croix River) is listed on the Federal Impaired Waters List for excess phosphorus. (See <https://www.pca.state.mn.us/sites/default/files/wq-iw6-04e.pdf>). The Mn PCA calls for a 27% reduction in phosphorus contributions (loading). The steep slopes on the Eastern and Southern part of the Carlson proposed PLCD parcels are a concern because sediment (from erosion) carries phosphorus, which creates algae blooms beyond certain thresholds (stream and St. Croix River both a concern.) Stream erosion carrying phosphorus does not support a 27% reduction in St. Croix River phosphorus loading. Also, the trout stream is already impaired. (see PCA Assessment unit 82-0001-00). The section has a PCA TMDL plan for nutrient/eutrophication biological indicators.

**Sec. 12:46: 5. “Lake or stream frontage lots. All lots having frontage on a water body or lying within a Shoreland Management Area (part of this development) shall be subject to the regulations of the Shoreland Management ordinance, Article III of this chapter.” ...”All structures shall be set back a minimum of 20 ft. from the crest of all slopes exceeding 18% as determined by Zoning Administrator.:*

...Sec 12-1329 B. “Any plat proposed in a Shoreland Management District must have approval of the MN DNR...and the watershed district.”

**Carlson lots 1, 2, 3’s drainage is to the North, toward the trout stream. This trout stream is not only ecologically valuable in and of itself, but feeding into the St. Croix River to the East, a nationally designated Wild and Scenic River and does not currently meet federal water quality standards. The Minnesota PCA designates Lake St. Croix and the river to its south (that includes the part East of this development) as impaired.*

Table 49 of the PCA report below finds that the trout brook (see unnamed) exceed federal *e. coli* standards and is PCA-designated as “Outstanding Resource Value Water,” connoting high recreational and scenic value. (See <https://www.pca.state.mn.us/sites/default/files/wq-s6-48i.pdf>)(two unnamed creeks).

South Washington Watershed District (SWWD), the local watershed, says in its 2016 management plan: “*Excess nutrients in stormwater overwhelmingly drive water quality degradation in the SWWD. The source of those nutrients in SWWD is erosion.*”

-- SWWD Management Plan, page 10

Reference: <http://www.co.chisago.mn.us/DocumentCenter/View/4314>

Afton code 12:216 and 217 re slopes.

*Under LAND USE (Afton code), section D. *“Within the Lower St. Croix River Bluffland and Shoreland Management District, no slopes of 12% or greater shall be disturbed (Section 12-70s).”*

Recommendations:

Superimpose the Conservancy Overlay District and the Shoreland District on this plat in order to fine tune these recommendations below, in order to reduce erosion and stream/river contamination:

*Remove Lots 1, 2, and 3 due to concerns about erosion into trout stream and river nutrient contamination. These appear to lie in the Conservancy Overlay District, and in part, in the Shoreland District.

*Convert Southwest corner of plat, South of stream, to Afton parkland as parkland dedication fee. Append any land that exceeds the 7.5% of land value stipulation to the Open Space Conservation Easement.

*Lots 4 & 5: Add parts with slopes above 13% to the 10-acre adjacent Open Space immediately to the West, and the remainder comprises one lot instead of two, if eligible per Afton zoning laws. These appear to lie in the Conservancy Overlay District, and in part, in the Shoreland District.

*Lots 9 and 10: Append to adjacent Open Space Conservation Easement for reasons of slopes above 13% grade.

*Lots 14, 15 and 16: Add those lot portions with slopes exceeding 13% to the adjacent Open Space to the North. Remaining portion comprises one lot, or whatever the remaining less steep landscape represents.

*Run plat past local watershed and Minn. DNR (Shoreland District part of it) for feedback on lot placement relative to slopes and trout stream.

*The revised plat map, after doing the above, is subject to review by MN DNR per Afton code pertaining to Shoreland Management District (Sec 12-1329) and relevant watershed district, especially relevant to concerns about erosion, slopes and trout stream integrity.

Will Carlson Sketch Plan for a Preservation and Land Conservation Development Subdivision for 2018 acres of Land Located on 60th Street West of Trading Post Trail.

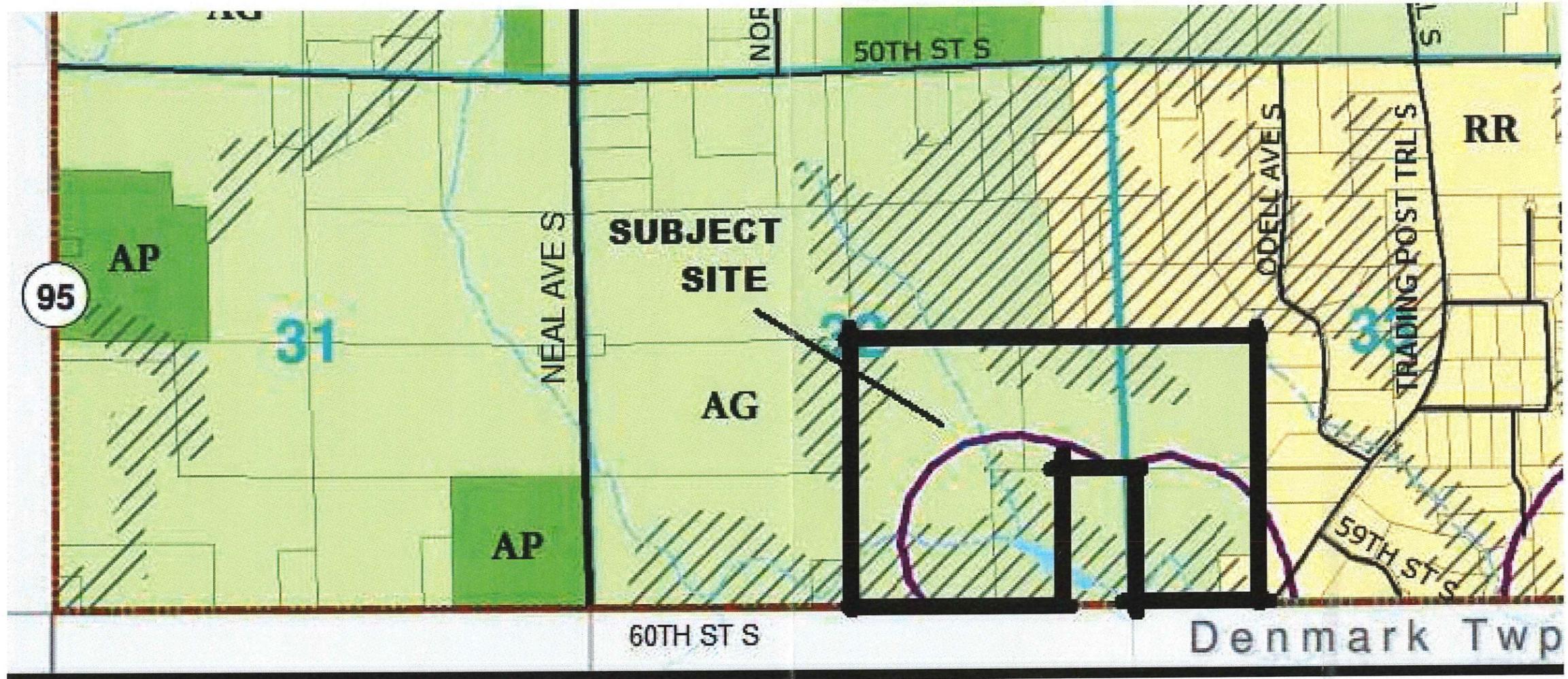
Feedback submitted by Annie Perkins, member Natural Resources and Groundwater Committee Member

1.3.2017

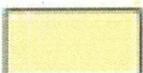
- Background/relevant context: per *Afton Natural Resources Inventory Final Report 2001* (pg. II-2) the PLCD, encompassing L28 and L29 of said report (see attached "Land Unit map"), has landscape rankings as follows:
 - **Ecological Ranking** - moderate /moderate
 - **Wildlife Habitat Rank** - moderate/moderate
 - **Rare Features Potential** - high(L28) /moderate (L29). Noteworthy Features:
 - L28 - "Interesting landscape with group of bedrock knobs containing prairie remnants. Moderate quality northern hardwood forest and mesic oak forest. This landscape unit encompasses the headwaters of trout Brook."
 - L29 - "Large area of moderate quality mesic oak forests. Good opportunity to engage local residents in stewardship activities."
 - **NOTE:** criteria for a "high" ranking of Rare Features Potential is as follows: Documented endangered species and/or natural communities within site boundaries. Criteria for a "moderate" ranking of Rare Features Potential is as follows: Documented endangered species and/or natural communities adjacent to site -high potential for endangered species to be present on site due to good quality habitat (pg. IV-3).
 - Review Table II.2 Major Management Issues - L28 and L29 have majority level of concern ranked at top two levels (medium and high). Report back with plan to address these sensitivities.
 - Review Table II.3.Stewardship Strategies outlined for L28 and L29. Report back with plan addressing these stewardship strategies.
 - L28 is listed under Table II-4 Priority Resource under "Key Natural Resources Management Recommendations" due to its ranking of highest quality/most unique landscape units within the City. Recommended action is as follows:
 - Headwaters of Trout Brook 1. Group of bedrock knobs contains prairie remnants that offer good restoration potential. Further survey should be conducted to determine management approach. 2. Evaluate headwaters pond (flood retention pond) to determine thermal impacts to brown trout survival/reproduction. If significant thermal impacts are shown to exist, work with landowner to remove structure, restore seepage wetlands and reestablish thermal/hydrologic regime to Trout Brook.
 - Provide the City with plan addressing above stated concerns.
- For reasons stated above, an Environmental Impact study of the proposed development needs to be conducted with the above report in mind, to help identify areas of concern (potential negative impact to Trout Brook and regionally significant ecological areas - terrestrial and wetlands). Additional considerations of existing steep slopes to be addressed as well. It is recommended that said impact study be conducted by reputable third party and presented to NRGW committee for review.
- Inherently, a PLCD is designed to "preserve natural resources of the site and to preserve wildlife habitat and corridors". With that in mind, all southern lots currently impede this directive.

Furthermore, a Conditional Use Permit will be required for PLCD; the CUP will be issued only if the PLCD abides by the Comprehensive Plan as well as provides for the preservation of the land's unique natural amenities (see Afton Natural Resource Inventory Final Report). Therefore, the shifting of lots, to adhere to existing PLCD language, is advised.

- Possible alternate plan options, in consideration of Afton's Natural Resources Inventory Report detailed above, as well as consideration of agreed upon Environmental Impact study, would be to extend the access road, moving the Cul de sac further west, shifting lots to northern edge of property (eliminating northern most east/west conservation sliver), and relocating Lots 1, 2, 3, 4 and 5 to the northwest section of property. The "Open Space Conservation Easement" would then shift south, abutting 60th Street. The proposed 10 acre Open Space located to the east of the Exception section, would then likely increase to 20 acres (replacing current Lots 4 and 5) and abut the access road.
 1. This alternative proposal addresses above stated concerns thereby avoiding disturbance to sensitive areas around the Trout Brook headwaters.
 2. Additionally, the preservation of land immediately adjacent to Trout Brook is imperative in ensuring adherence to Afton's Comprehensive Plan.
 3. Lastly, retaining access to Trout Brook allows for potential stewardship strategies involving the engagement of local residents as recommended in Afton Natural Resources Inventory Report as well as in Afton's Comprehensive Plan.
- Furthermore, this alternate proposal addresses Agricultural Zoning using a PLCD which states: "The City intends to provide more intensive land use planning throughout this zone so as to coordinate and link the preservation areas for maximum benefit and minimal impact to the character of the community." pg. 22, 2008 Amended Comprehensive Plan.
- Finally, the current PLCD lacks consideration for the City's Park Dedication ordinance. Leveraging this requirement in accordance to the language outlined in the ordinance, assigns land area in addition to and not in lieu of already designated conservation easement. Additionally, dedication of land under said ordinance aligns with the intent of Afton's Environmental Resources Plan as outlined in the City's Comprehensive Plan. Per its language, and the calculation of land value, the land dedication could likely equate to that of one existing 5 acre lot. The parcel of land, meeting this requirement, dedicated to the City, should strategically fit into the larger plan for preservation of Afton's natural resources. Therefore, it's recommended that this parcel be accessible from 60th and abut the Open Space Conservation Easement.



Zoning Districts

-  Agriculture
-  Ag Preserve
-  Village Historic Site- Commercial
-  Industrial
-  Village Historic Site- Residential
-  Rural Residential

-  State Park
-  Marina Services
-  Conservancy Overlay
-  St. Croix River Bluffland
-  Floodplain Overlay (100 Year)
-  Shoreland Management Areas

-  City of Afton
-  Parcel Boundaries
-  Section Lines
-  Major Road
-  Local Road
-  Lakes & Rivers

Exhibit B: Site Location

PRESERVATION & LAND CONSERVATION DEVELOPMENT - CONCEPT

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 = 6.3 acres

Proposed Road Right of Way Width = 60 feet

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

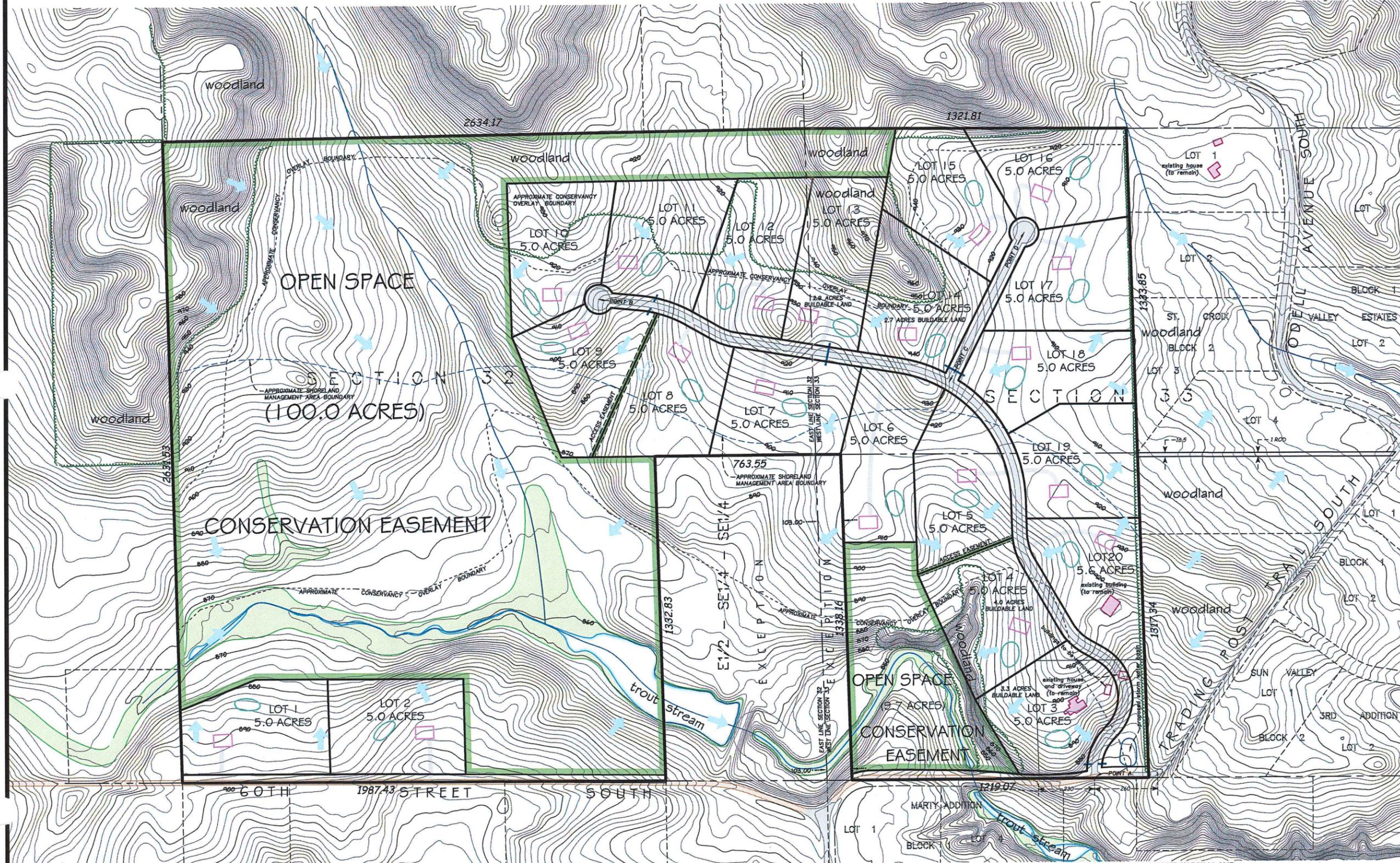
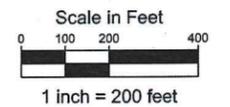
All proposed lots have a minimum of 2.5 acres of buildable area.

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).



Concept Notes:
Buildable areas shown are based on lands with slopes less than 12%.

The 1 rod strip of land located along the north line of the Southeast Quarter of the Southwest Quarter of Section 33 contains approximately 0.40 acres of land and this area was not included in overall area or density calculations for this PLCD Concept.

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.

REVISED MARCH 01, 2017: Revised main road entrance location.

REVISED MARCH 31, 2017: Added approximate Conservancy Overlay boundary per City of Afton 2010 Zoning Map, Map 11.

REVISED MAY 05, 2017: Revised Lot 1, labeled buildable area on Lot 3, Lot 4, Lot 13 and Lot 14, mapped 1 rod strip of land in Section 33.

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.

Milo B. Horak

Milo B. Horak, Minnesota License No. 52577

January 18, 2017

Date



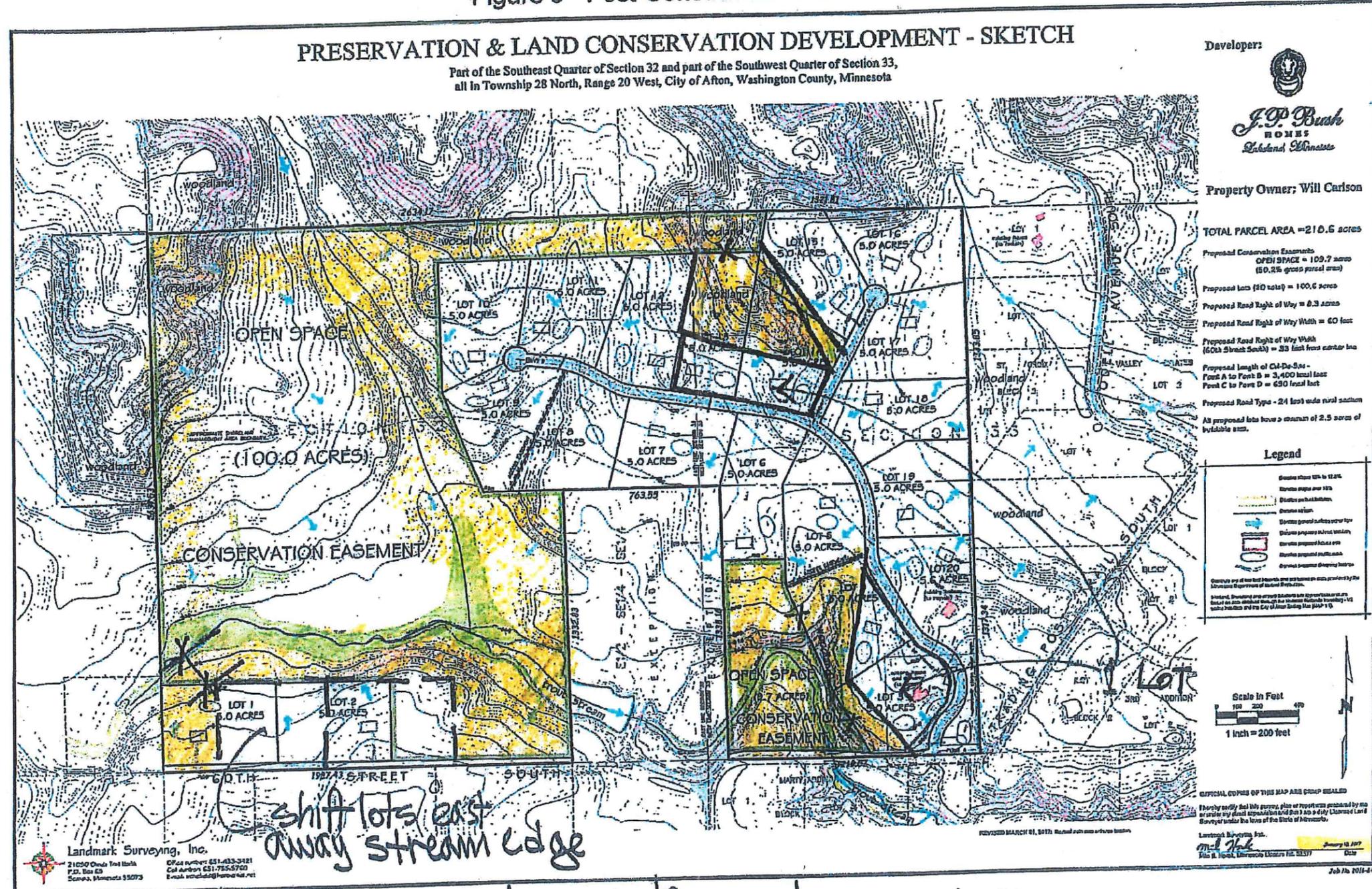
Landmark Surveying, Inc.

21090 Olinda Trail North
P.O. Box 65
Scandia, Minnesota 55073

Office number: 651-433-3421
Cell number: 651-755-5760
E-mail: mthfield@frontier.net

*Bake Baker's
Layout modifications*

Figure 3 - Post-Construction Site Plan



*Shift lots east
away stream edge*

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

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

Planning Commission Memo

Meeting: June 5, 2017

To: Chair Ronningen and members of the Planning Commission
From: Ron Moore, City Administrator
Date: May 31, 2017
Re: Comprehensive Plan Update

At its May 1, 2017 meeting, the Planning Commission discussed the update of the Comprehensive Plan and requested Commission members to forward their edits of the Plan sections they were assigned so that staff could combine them into one document for the Commission's review. The Comprehensive Plan document with the member edits has been emailed to the Planning Commission members. Judy Seeberger provided handwritten notes regarding the Land Use section that have not yet been added to the document. The Commission also requested staff to contact the Metropolitan Council to obtain the following information:

- Population, household and employment forecasts
- Existing transportation system information
- A template for an environmental scorecard

The first two items listed above are attached, and can also be found on Afton's "Community Page" on the Met Council's website. The Met Council's Sector Rep. for Afton, Corinn Wendell, has suggested that, for an environmental scorecard, Green Step Cities is probably the most comparable type of scorecard that Afton might consider using that many other communities in the region also use. The Green Step Cities program involves cities implementing a set of best management practices. Attached is a list of the best management practices.

Corinn Wendell is available to attend the July 10 Planning Commission meeting to answer questions from the Commission regarding the Comprehensive Plan update process. If this works for the Commission, staff will confirm the date with Corinn.

PLANNING COMMISSION DIRECTION REQUESTED:

Direction regarding continuing progress on the Comprehensive Plan update process.

Afton, Community Designation Map
(Click on the image for larger map)

FORECASTS AND COMMUNITY DESIGNATIONS

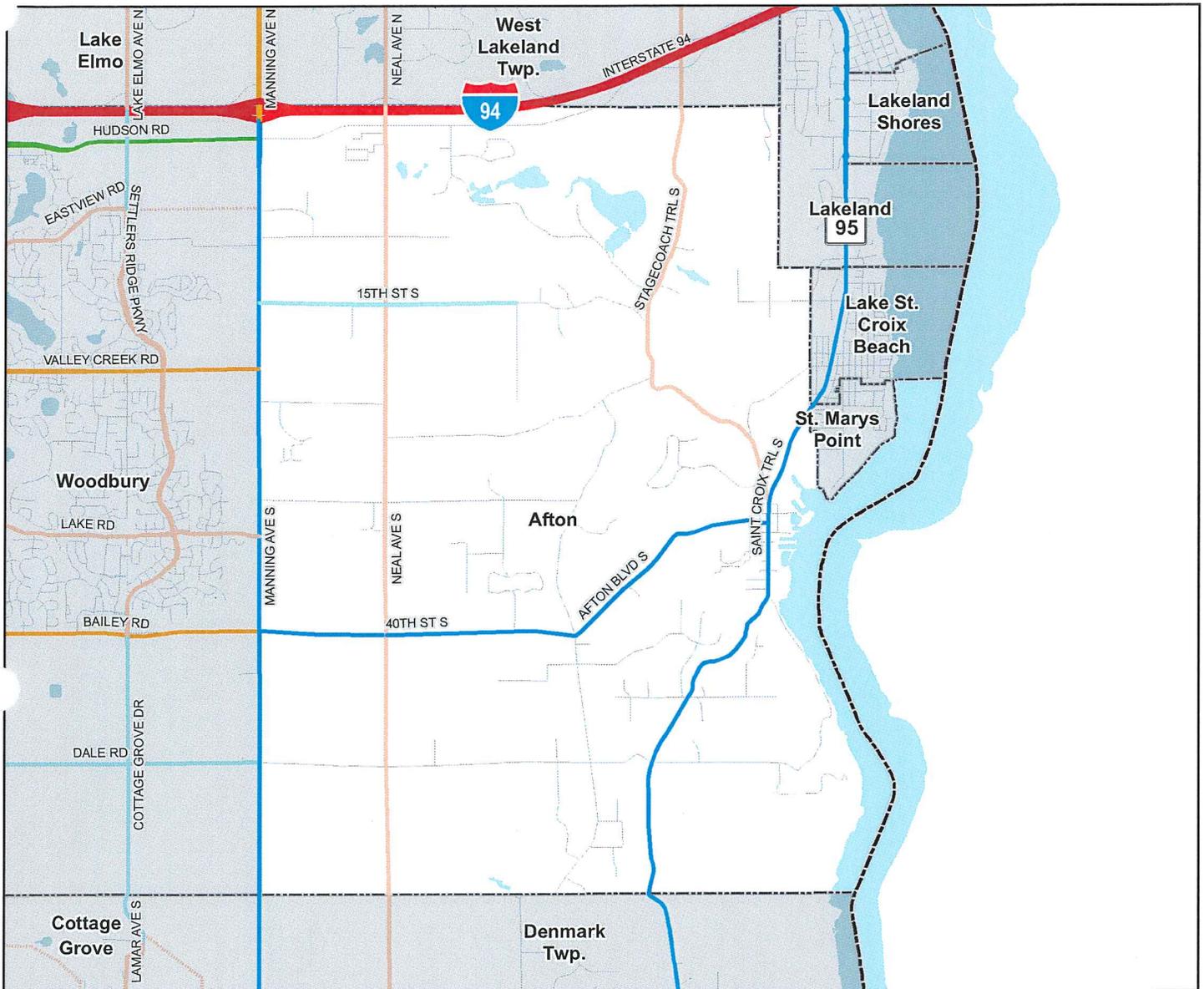
The Council updates its 30-year forecasts at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

Forecast Year	Population	Households	Employment
2010	2,886	1,081	411
2020	3,070	1,200	510
2030	3,120	1,260	530
2040	3,140	1,300	550

Afton is designated as Diversified Rural. (Look under Council Policy tab at the bottom for specific policy for each designation.)

Regional Transportation System - Functional Class Roads

Afton



9/1/2015



Existing Functional Class Roads

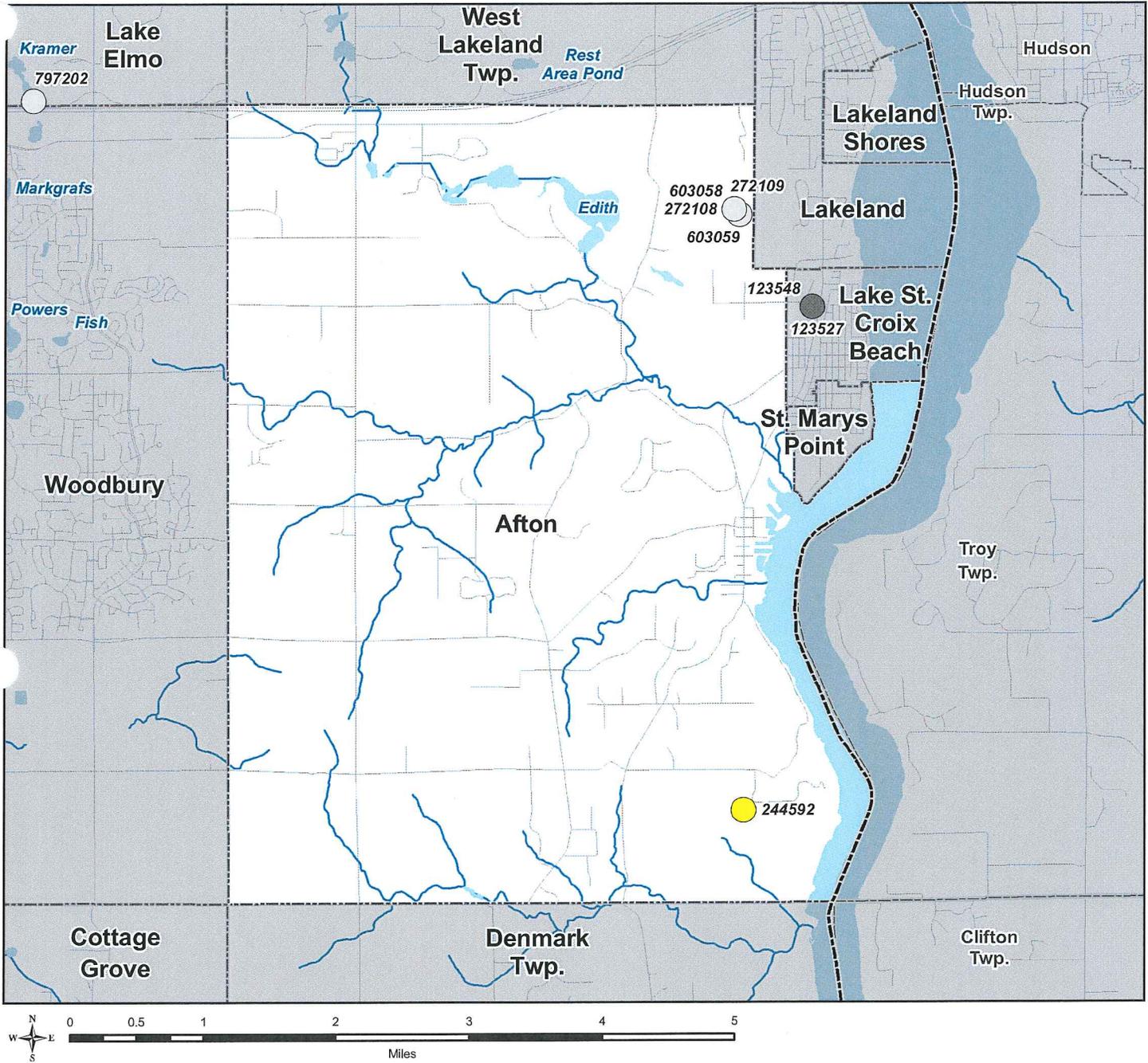
- Principal Arterial
- A Minor Augmentor
- A Minor Reliever
- A Minor Expander
- A Minor Connector
- Other Arterial
- Major Collector
- Minor Collector

Planned Functional Class Roads

- Principal Arterial
- A Minor Augmentor
- A Minor Reliever
- A Minor Expander
- A Minor Connector
- Other Arterial
- Major Collector
- Minor Collector

- County Boundaries
- City and Township Boundaries
- Lakes and Rivers

Groundwater Level Monitoring Wells City of Afton, Washington County



Observation Wells (DNR)

- Showing upward trend in annual minimum values
- Showing downward trend in annual minimum values
- Showing no trend in annual minimum values
- Insufficient data to evaluate a trend

- County Boundaries
- City and Township Boundaries
- NCompass Street Centerlines
- ~ Open Water Features
- ~ Rivers and Streams, perennial & intermittent

*Minnesota Department of Health aquifer test locations not shown for security reasons.
Please contact the MDH for more information.*

Custom Search

Search

[Home](#) | [About](#) | [Best Practices](#) | [Steps 1-5](#) | [Recognition](#) | [All Cities](#) | [Ordinances](#) | [City log-in](#) | [Contact](#)

Stay Connected  

Show me all actions related to

Filter

The GreenStep 29 best practices

- **Make planning and tracking easier: [download this spreadsheet](#) that lists all unique actions – approximately 175 – for all 29 best practices.**
- Cities that implement a minimum number of best practices organized into these five topical areas will be recognized as Step Two and Step Three GreenStep Cities. See [What are Step Two and Three Recognition Minimums?](#)
- Cities should claim credit for best practices already implemented. Adding best practices over time will garner additional recognition.
- For each best practice, and depending on city category (A, B or C), a city needs to complete one or more actions from a list associated with the best practice. See [What category is my city in?](#)

Buildings and Lighting

1. **Efficient Existing Public Buildings:**

Benchmark energy usage, identify savings opportunities in consultation with state programs, utilities and others to implement cost-effective energy and sustainability improvements.



2. Efficient Existing Private Buildings: Provide incentives for energy, water and sustainability improvements in existing buildings/building sites.

3. New Green Buildings: Construct new buildings to meet or qualify under a green building framework.

4. Efficient Outdoor Lighting and Signals: Improve the efficiency and quality of street lighting, traffic signals and outdoor public lighting.

5. Building Redevelopment: Create economic and regulatory incentives for redeveloping and repurposing existing buildings before building new.

Land Use

6. Comprehensive Plans: Build public support and legal validity to long-term infrastructural and regulatory strategy.



7. Efficient City Growth: Promote financial and environmental sustainability by enabling and encouraging walkable housing and commercial land use.

8. Mixed Uses: Develop efficient and healthy land patterns that generate community wealth.

9. Efficient Highway- and Auto-Oriented Development: Adopt commercial development and design standards for auto-oriented development corridors and clusters.

10. Natural Resource Conservation Design: Adopt development ordinances or processes that protect natural systems and valued community assets.

Transportation

11. Living Streets: Create a network of green complete streets that improves city quality of life and adds value to surrounding

Environmental Management

15. Sustainable Purchasing: Adopt environmentally preferable purchasing policies and practices.

Economic and Community Development

24. Benchmarks & Community Engagement: Adopt outcome

proper:



12. Mobility Options: Promote active transportation and alternatives to single-occupancy car travel.

13. Efficient City Fleets: Implement a city fleet investment, operations and maintenance plan.

14. Demand-Side Travel Planning: Implement Travel Demand Management and Transit-Oriented Design in service of a more walkable city.

16. Urban Forests: Add city tree and plant cover that increases community health, wealth and quality of life.



17. Stormwater Management: Minimize the volume of and pollutants in stormwater runoff by maximizing green infrastructure.

18. Parks and Trails: Support active lifestyles and property values by enhancing the city's green infrastructure.

19. Surface Water Quality: Improve local water bodies to sustain their long-term ecological function and community benefits.

20. Efficient Water and Wastewater Systems: Assess and improve city drinking water and wastewater systems and related facilities.

21. Septic Systems: Implement an environmentally sound management program for decentralized wastewater treatment systems.

22. Solid Waste Reduction: Increase waste reduction, reuse and recycling, moving to a more cyclical, biological approach to materials management.

23. Local Air Quality: Prevent generation of local air contaminants to improve community health.

measures for GreenStep and other city sustainability efforts, and engage community members in ongoing education, dialogue, and campaigns.



25. Green Business Development: Support expansion of a greener, more resilient business sector.

26. Renewable Energy: Remove barriers to and encourage installation of renewable energy generation capacity.

27. Local Food: Strengthen local food and fiber production and access.

28. Business Synergies: Network/cluster businesses to achieve better energy, economic and environmental outcomes.

29. Climate Adaptation and Community Resilience: Plan and prepare for extreme weather, adapt to changing climatic conditions, and foster stronger community connectedness and social and economic vitality.

May 16, 2017 City Council Meeting Highlights

The Council directed staff to send letters of appreciation to Judy Seeberger and May Bend for their outstanding contributions and dedicated service to the City as a member of the Planning Commission and the Natural Resources and Groundwater Committee respectively.

The Council approved the payment of Pay Voucher No. 1 from Geislinger and Sons, Inc. for the Downtown Village Improvement Project in the amount of \$1,141,927.15, and requested staff to provide information regarding specific funding sources for future pay voucher payments.

The Council approved the Lower St. Croix Valley Fire Department Relief Association's request for a pension benefit increase from a one-time lump sum benefit of \$3,250 per year of service to a benefit of \$3,500 per year of service.

The Council approved the proposed budget for a Town Square Park Restroom in the amount of \$122,200 and authorized the execution of construction contracts within the budget amount.

The Council approved Payment Request No. 2 for the Wastewater Treatment System Project in the amount of \$259,801.62.

The Council approved the adoption of the audited financial statements and financial information in the 2016 Audit Report for the fiscal year ending December 31, 2016.

The Council approved a Deferred Assessment Policy and Procedures with the determination of financial hardship based on the annual assessment payment exceeding 1% of annual household income.

The Council scheduled a Special Council meeting for 7:00 p.m. on Tuesday, May 23, and a work session for 7:30 p.m. on Tuesday, May 23.

The Council approved additional engineering fees for construction staking for the 2017 Pavement Management Project base bid streets in the amount of \$31,955, and for the topographic survey for potential additional streets to be added to the Project in the amount of \$15,483.

The Council authorized Council members Richter and Ross to authorize plan changes and related costs recommended by the City Engineer during the 2017 Pavement Management Project to avoid prolonged work stoppages to address drainage and erosion control issues or unforeseen circumstances, up to an aggregate amount of \$40,000, subject to agreement by both Council members.

The Council approved the payment of an invoice from Xcel Energy for upgrading the electrical service to serve the sanitary sewer and storm sewer lift stations that are a part of the Downtown Village Improvement Project, in the amount of \$10,195.94

The Council accepted a grant from Afton Residents for Preservation and Conservation, in the amount of \$1,500, in recognition and support of the City's continued efforts to conserve and protect Afton's natural and scenic assets.

The Council directed the City Attorney to draft a noise ordinance specific to motor vehicles that provides for a \$1,000 fine for violations.