

06-21-2022

**CITY COUNCIL REGULAR MEETING
SUPPLEMENTAL PACKET**

From: Jeff Heegaard
Sent: Saturday, June 18, 2022 12:19 PM
Subject: I am writing in support of the CUP proposal for 1754 Neal Ave. S.

Dear Afton City Council Members,

Afton has a rare opportunity to begin to define our community as a place that embraces and supports new creative agriculture businesses. As such, I am writing to support the concept of the newly proposed Viticultural Area Proposal by Cody Kaye .

Afton has many unique land attributes that make it special. These unique land features associated with our St. Croix River make our community exceptionally well suited to viticulture. By embracing opportunities like this the council can encourage a type of agriculture that can bring community benefits far into the future.

Among it's many attributes viticulture has lower environmental impact than traditional crops and supports long-term property values. I believe it is in our community interest to encourage more vineyards in Afton and the St. Croix Valley.

I am fully aware that ordinances in Afton are sacrosanct and anything that challenges the status quo can be controversial, but I lean in favor of the council finding creative solutions and appropriate language that can support and encourage this type of agriculture.

Respectfully,

Jeff Heegaard
1 Afton Hills Drive South
Afton, MN 55001

Ron Morse

City Administrator, Afton

Re: Cody Kaye request for zoning amendment

Dear Mr. Morse – Please read this to the City Council during the public comment period at the beginning of this weeks City Council meeting. Thank you.

Dear Mayor Palmquist and members of the Afton City Council:

Historically, small agriculture has been part of the rural landscape of Afton. At the Strawberry Festival on June 25 and 26, we will celebrate one of Minnesota’s oldest small agriculture uses of the countryside: berry production in Afton.

Cody Kaye is proposing a creative way of making small agriculture a part of the rural landscape of Afton once again by proposing an AGRICULTURAL ONLY split of half of his parents ten-acre residential lot to include a separate five acre vineyard.

By adopting the Kaye proposal, Afton would be consistent with a value that most of us share - rural doesn’t simply mean a large home on a lot too big to mow and too small to plow. Afton will be promoting sustainable agriculture while neighboring communities succumb to land yachts plowing through the countryside.

Thank you for your consideration.

Respectfully submitted,


Bob Dickie

. 35th Street

From: Steve Sanocki <[redacted]>
Sent: Sunday, June 19, 2022 12:41 PM
To: Anne Perkins <[redacted]>; Ward 2 Council Member ward2 <[redacted]>; ward 3 <[redacted]>; Randy ward4 <[redacted]>; Bill mayor <[redacted]>
Cc: [redacted] <[redacted]>; [redacted] <[redacted]>; Steve Sanocki <[redacted]>; [redacted] <[redacted]>; [redacted] <[redacted]>; Maria Sanocki <[redacted]>; naulpao vang <[redacted]>

Subject: Proposed CUP at 2167 Oakgreen Ave S

Dear Afton City Council members,
The residents of Oakgreen Ave S, from the intersection of 15th street to the end of the cul-de-sac have written a petition stating several of our concerns in reference to the proposed Conditional Use Permit for a Nature Center with a hiking and mountain biking trail at 2167 Oakgreen Ave.
Attached please find the signed petition from the residents of Oakgreen Ave S and a summarized note that represent some of the concerns of the residents and property owners.
Since many of the residents did not receive notice of the proposed CUP at 2167 Oakgreen Ave S, and the information presented at the planning commission meeting did not address many of our concerns, we would like greater details of the proposal and to be involved in a discussion related to the proposed CUP.

Sincerely,
The residents of Oakgreen Ave S

- A Conditional Use Permit for a Nature Center with a hiking and biking system at 2167 Oakgreen Avenue and Contiguous Parcels with PID#s 16.028.20.23.0001 and 16.028.20.23.0002, and

The proposed hiking and mountain biking recreational area is proposed to be on the residential cul-de-sac of Oakgreen Ave. S. off of 15th Street.

Please sign the following petition for the Afton city council that meets on June 21, 2022, to reject the proposal by Localized LLC because:

Propose Mountain Bike Park at 2167 Oakgreen Ave S

- The Afton planning commission has already approved.
- The plan goes to the Afton City Council on Tuesday, June 21, 2022.
- The land is owned by Localized LLC.
 - They have proposed a definition of the term Park to the City of Afton, hence they want their recreations area to be termed as thus to change the zoning of the Localized LLC properties (at least 3)
 - The intent is to define the property as a park and build a nature center with mountain biking trails.

Name (print)	Email	Signature
Al Anderson	[redacted]	[Signature]
Krista Anderson	[redacted]	[Signature]
Holly Melrose	[redacted]	[Signature]
Scott Hawley	[redacted]	[Signature]
Maria Sanocki	[redacted]	[Signature]
Steve Sanocki	[redacted]	[Signature]
Rakhee Varg	[redacted]	[Signature]
Fong Lor	[redacted]	[Signature]
Graham Clarke	[redacted]	[Signature]
Kou Lor	[redacted]	[Signature]

Kayins Vany

[redacted]

Attachment: Summarized notes that represents some of the concerns of residents and property owners along Oakgreen Avenue and in neighboring properties.

- Increased traffic along Oakgreen Avenue
 - If the owners' estimate of up to 20 people on the trails at one time is correct and assuming bikers stay for 1 hour, trails are open for 12 hours in the summer, and each arrives in their own vehicle, then that equates to 240 additional cars per day, each driving up and down Oakgreen. That is 480 vehicles driving along Oakgreen in one day. Currently, there are likely less than 50.
 - Increased noise, annoyance: Residents have chosen properties in the neighborhood in large part because it is a cul-de-sac and so would be very quiet with very little traffic.
 - Increased danger to cyclists and pedestrians who use Oakgreen for exercise, particularly since the road is not very wide and there is no sidewalk. There are also many children in the area that often walk along the road or close to it.
 - The road was likely not designed for high levels of traffic, and has recently shown significant wear that has had to be re-paved in many areas. Significantly more traffic will increase the wear and tear of the road.
 - Near the junction with 15th Street, there is a steep slope on Oakgreen Avenue that has a blind crest. The chances of car accidents will increase dramatically if there are many drivers using the road that are not careful and are not familiar with the road.
 - The steep slope is particularly hazardous in winter when drivers who are not familiar with the road can easily go too fast and skid into the intersection with 15th Street.
 - Residential street means **a street designed to provide access to abutting property and lightly trafficked streets, and to discourage through traffic.**

<https://www.lawinsider.com › dictionary › residential-street>

- Operations
 - How will the proposed mountain bike trails and facility actually operate? There are no details as to exactly how the day-to-day operation will occur.
 - Will the property be staffed? What hours will it be staffed? Who will pay for the staffing?
 - How many cars will the parking lot hold? Does that take into account the fact that people will still be in the process of leaving as others, arrive, which will require additional parking spaces.
 - How will the number of people accessing the trails be regulated? Is it by the number of vehicles allowed onto the property? In that case, what stops all the vehicles from having many bike riders, leading to significantly more riders on the trails at any one time?

- Environmental Impact

- Cutting miles of trails into the property has a real risk of erosion occurring. What guarantees are there to eliminate, control and repair any erosion that occurs?
 - What about trail riders that do not stick to the predefined trails? How will that be prevented from happening?
 - What will protect Valley Creek Watershed from being negatively affected environmentally, e.g. due to potential erosion from the trails?
 - How will access to Valley Creek by individuals be prevented? Historically there have been incidents of people accessing the Creek directly via bridges. What is to prevent this property from another source of access for people?
- Funding source
 - Who/what is the “Foundation” that the owners are citing as financially supporting the development of the property.
 - What guarantee is there that the funding won’t stop in the near future leaving the city or Watershed District to deal with the maintaining or otherwise dealing with the trails and other property amenities.
 - In the original application in 2016, the owners state that they are a non-profit, and mention 501(c)(3) status, but there is no record of any entity with the name “Localized” listed as having 501(c)(3) status either with the Minnesota Attorneys General’s office or with the Internal Revenue Service. Now the entity is “Localized LLC”, so is it a registered non-profit or a for-profit entity?
- Planning Commission
 - At the 6/6/22 Afton Planning Committee, many of the concerns voiced by local residents and property owners both along Oakgreen and south of the property under discussion were not addressed by the Committee. In particular, the concerns around increased traffic were not discussed in any detail.
 - The concerns of local residents should be taken into account during the evaluation and decision-making process.

From: Erin Omann <

Sent: Monday, June 20, 2022 8:19 PM

To: Bill Palmquist ; ICE Ron Omann ICE ; Ron Moore

Subject: Mountain bike/hiking trail system proposal on Oakgreen

Ron and Bill,

I and my husband Ron Omann are writing to you in regards to the proposed mountain bike/hiking trail system on Oakgreen. We are both unable to attend the city council meeting on 6/21 due to parental obligations, but wanted to show our support for the trail system.

We live on the corner of 15th street south and Oakgreen and are an avid outdoor family, including mountain biking, trail running and hiking. We feel this project will be an excellent source of community building among all ages. We also look forward to how it will foster respect for a healthy lifestyle, nature and the neighborhood for which the trail system will be home. Our experience is on the whole mountain bikers/hikers are very respectful of the trail systems they use. We believe respectful and evolving communication can help resolve any concerns within the community.

Thank you

Ron and Erin Omann.

From: Erin Smillie
Sent: Monday, June 20, 2022 2:58 PM
To: Ron Moore
Subject: Mountain bike trail support

Hi Ron,

I wanted to share that I'm in support of the mountain bike trail off of Oak Green Ave. I'm a trail biker with my kids and find bikers to be respectful of land and others. With some rules posted about trails open and closed info, directional signs and parking, I think it's be a fantastic addition to Afton.

Thank you,

Erin Smillie

Sent from Yahoo Mail for iPhone

From: Scott Hawley <
Sent: Sunday, June 19, 2022 8:38:44 PM
To: Anne Perkins <
Subject: Proposed Mtn. Bike Park @ 2167 Oakgreen Av. S

Annie:

I am writing in regards to the CUP taken up at the June 6th Planning Commission Meeting.

A general observation gleaned from watching the video of the meeting is that the operational details do not seem to be fleshed out entirely, Yet the applicants are expecting the city council to approve their CUP without a commitment from the applicant to monitor park guests to insure the park is utilized in a manner consistent with the intended use.

Regarding parking, to date, there has been on-street parking by the gardeners using the applicant's land. Oakgreen is already a narrow street. Taking up more of the street for parking turns Oakgreen into a one-lane road. In light of this, would the city of Afton consider installing no parking signs at the southern end of Oakgreen along the roadway of the proposed park property (I am thinking of the on-street parking issue that occurred along the street at the northern edge of Afton State Park)?

More on parking: will there be events at the park that would cause traffic/parking volume to exceed the projected carrying capacity of the off-road parking lot (ie. organized mountain bike races, etc.)?

With the increased traffic that will come with this park, should the city consider speed limit signs (thinking also of the blind approach to the summit of the hill at the northern portion of Oakgreen).

I am all for preserving land in Afton. I am not opposed to the idea of this park, but I do feel that the CUP could benefit from more details to insure this park is operated in a manner that would not cause harm to Valley Creek and not become an issue to those of us that live along Oakgreen Avenue.

Thank you,
Scott Hawley
Oakgreen Avenue South
Afton

Jenny Moore

From: donotreply@form.govoffice.com
Sent: Monday, June 20, 2022 10:13 PM
To: Jenny Moore
Subject: Comments, Suggestions & Service Requests (form) has been filled out on your site.

Your Site has received new information through a form.
Form: Comments, Suggestions & Service Requests Site URL: www.ci.afton.mn.us

Please enter your Comment, Suggestion or Service Request: I am in favor of expanding the recreational trails in Afton. Please vote "YES" for Mt Biking Trails off of Oakgreen Ave.

First Name: Andrea

Last Name: Schotzko

Street Address: Pennington Ave S

City, State, Zipcode: 55001

Telephone: ()

E-Mail: e

Please check the box that best describes your entry above:

General Comment

Do Not Click Reply - This e-mail has been generated from a super form.

Jenny Moore

From: donotreply@form.govoffice.com
Sent: Monday, June 20, 2022 10:24 PM
To: Jenny Moore
Subject: Comments, Suggestions & Service Requests (form) has been filled out on your site.

Your Site has received new information through a form.

Form: Comments, Suggestions & Service Requests Site URL: www.ci.afton.mn.us

Please enter your Comment, Suggestion or Service Request: Off road biking in the area of Oakgreen would be awesome! I road bike locally all the time and local off road biking would be wonderful.

First Name: Pete

Last Name: Fahnhorst

Street Address: : Pennington Avenue s City, State, Zipcode: 55001

Telephone:

E-Mail:

Please check the box that best describes your entry above:

General Comment

Do Not Click Reply - This e-mail has been generated from a super form.

Jenny Moore

From: donotreply@form.govoffice.com
Sent: Monday, June 20, 2022 10:29 PM
To: Jenny Moore
Subject: Comments, Suggestions & Service Requests (form) has been filled out on your site.

Your Site has received new information through a form.
Form: Comments, Suggestions & Service Requests Site URL: www.ci.afton.mn.us

Please enter your Comment, Suggestion or Service Request: I support mountain bike trails on the property off of Oakgreen.

First Name: Brion

Last Name: Hybertson

Street Address: Valley Creek Trail S City, State, Zipcode: Afton, MN 55001

Telephone:

E-Mail:

Please check the box that best describes your entry above:

General Comment

Do Not Click Reply - This e-mail has been generated from a super form.

Jenny Moore

From: donotreply@form.govoffice.com
Sent: Tuesday, June 21, 2022 4:34 AM
To: Jenny Moore
Subject: Comments, Suggestions & Service Requests (form) has been filled out on your site.

Your Site has received new information through a form.

Form: Comments, Suggestions & Service Requests Site URL: www.ci.afton.mn.us

Please enter your Comment, Suggestion or Service Request: I support a mountain biking trail in Afton.

First Name: Nickolas

Last Name: Tamburo

Street Address: ; 57th St S

City, State, Zipcode: 55001-9351

Telephone: (

E-Mail:

Please check the box that best describes your entry above:

General Comment

Do Not Click Reply - This e-mail has been generated from a super form.

Jenny Moore

From: donotreply@form.govoffice.com
Sent: Tuesday, June 21, 2022 12:44 PM
To: Jenny Moore
Subject: Comments, Suggestions & Service Requests (form) has been filled out on your site.

Your Site has received new information through a form.
Form: Comments, Suggestions & Service Requests Site URL: www.ci.afton.mn.us

Please enter your Comment, Suggestion or Service Request: Supporting the creation of a mountain bike trail off Oak Green Ave.

First Name: Katrine

Last Name: Craft

Street Address: Indian Trail Path S City, State, Zipcode: Afton, MN 55001

Telephone: ()

E-Mail: 1

Please check the box that best describes your entry above:

General Comment

Do Not Click Reply - This e-mail has been generated from a super form.