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**PROCEEDINGS OF THE AFTON CITY COUNCIL
CITY OF AFTON
WASHINGTON COUNTY, MINNESOTA**

APPROVED City Council Work Session Minutes
December 10, 2018
Afton City Hall
3033 St. Croix Trail
Afton, MN 55001
5:00 P.M.

1. **THE MEETING WAS CALLED TO ORDER** at 5:00 P.M. by Mayor Bend.

2. **ROLL CALL:** Council Members Nelson, Ross, Richter and Palmquist and Mayor Bend. **Quorum Present.**

ALSO PRESENT: City Administrator Ron Moose

3. **APPROVAL OF AGENDA –**

Motion/Second: Bend/Ross. To approve the meeting agenda as presented. Motion carried 5-0-0.

4. **CITY COUNCIL BUSINESS**

A. Sewer Fees for River Road Residents Who Were on the 201 System

Moose provided background information regarding the 201 system which served 12 properties on River Road since the late 1980's. The 201 system involved individual septic tanks to collect the solids and no drainfields, because sewer lines and lift stations transported the liquids to the community mound septic system north of river road. The community mound system has now been replaced by a connection to the new downtown sanitary sewer system and its large lift station that pumps wastewater to the new wastewater treatment system. The two lift stations on River Road have been upgraded to handle both solids and liquids. However, the sizes and slopes of the sanitary sewer lines are not large enough to accommodate both solids and liquids, even when they are run through grinder pumps in the lift stations. While the properties are now connected to the new system, they are not, at this time, able to abandon their septic tanks.

Moose also provided information regarding the user fees the 201 system properties have been paying in relation to the \$50 per month fee being charged to single-family residential properties that are connected to the new sanitary sewer system, and provided a set of options for a monthly fee for the River Road properties. Moose indicated that, if the fee was set at \$40 per month, the \$10 per month reduction would be a \$360 reduction over three years, which is approximately the cost of the required tri-annual septic tank pumping that would still be required.

The Council agreed on the \$40 monthly fee option and agreed that a neighborhood meeting should be held with the River Road residents to discuss the monthly fee and the background and status of the 201 system.

B. Shared Driveways and Preservation and Land Conservation Developments

Moose indicated the Council agreed that the topic of shared driveways should be added to the process of reviewing and clarifying language in the Preservation and Land Conservation Development (PLCD) ordinance as a possible option for encouraging and facilitating the development of very large lots, such as 40 acre lots, with the condition that further subdivision of the lots would be prohibited by placing the land in a conservation easement. Moose provided a listing of benefits and concerns regarding shared driveways.

The Council's discussion included the following comments:

- 57 • Shared driveways should be allowed only in the Ag zone.
- 58 • Because the Minnesota land Trust will not be interested in holding conservation easements on
- 59 the lots to be served by the shared driveways, it will be important to identify a holder or
- 60 holders who will hold the conservation easement in perpetuity.
- 61 • Shared driveways could make land developable that otherwise would not be developable.
- 62 • The number of lots to be served by a shared driveway should be limited to three, to avoid the
- 63 lot owners wanting the City to take over the driveway as a public road at some point in the
- 64 future.

65 The Council agreed that the topic of shared driveways should be discussed by the Council in more detail
66 prior to referral to the Planning Commission so that more direction can be provided to the Planning
67 Commission. The discussion could include details such as the minimum amount of land area and the
68 minimum lot size required to allow a shared driveway.
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71 **5. ADJOURN –**

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73 **Motion/Second: Palmquist/Ross. To adjourn the meeting at 5:53 p.m. Motion carried 5-0-0.**

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76 Respectfully submitted by:

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80 Ronald J. Moorse, City Administrator

81 **Approved by Council on January 15, 2019 as (check one): Presented: X Amended: _____**

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83 **Signed by Mayor Bill Palmquist _____ Date _____**
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