

**City of Lino Lakes  
Environmental Board Meeting**

**Wednesday, June 27, 2018  
6:30 PM  
Community Room**

**AGENDA**

Pre-Environmental Board Field Meeting  
5:30 at The Saddle Club

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes
4. Open Mike
5. Action Items
  - A. Lyngblomsten, PUD/Concept Plan
6. Discussion Items
  - A. Field Visit/Foxborough
  - B. Recycling Updates
7. Adjourn

**CITY OF LINO LAKES  
ENVIRONMENTAL BOARD MINUTES**

<b>DATE</b>	<b>: April 25, 2018</b>
<b>TIME STARTED</b>	<b>: 6:31 P.M.</b>
<b>TIME ENDED</b>	<b>: 8:40 P.M.</b>
<b>MEMBERS PRESENT</b>	<b>: Steve Heiskary (chair), Paula Andrzejewski, Shawn Holmes, Alex Schwartz, John Sullivan</b>
<b>MEMBERS ABSENT</b>	<b>: Liz Kaufenberg, Nancy Klebba</b>
<b>STAFF PRESENT</b>	<b>: Marty Asleson, Sayard Schultz</b>

**I. CALL TO ORDER AND ROLL CALL:**

Chair Heiskary called the Lino Lakes Environmental Board meeting to order at 6:31 p.m. on April 25, 2018.

**II. APROVAL OF AGENDA**

Mr. Sullivan made a MOTION to approve the Agenda with the correction of omitted Mr. Heiskary name and adding Mr. Sullivan name for re-appointment of board members. Ms. Andrzejewski seconded the motion.

**III. APPROVAL OF MINUTES:**

Ms. Andrzejewski made a MOTION to approve the March 28, 2018 Meeting Minutes. Mr. Sullivan supported motion. Motion carried 5 - 0.

**IV. OPEN MIKE**

Mr. Heiskary declared Open Mike at 6:37 p.m.  
Open Mike closed at 6:38p.m.

**V. ACTION ITEMS**

- A. Re-appointment of Environmental Board Members: Paula Andrzejewski and John Sullivan**

Mayor Reinert swore in Ms. Andrzejewski and Mr. Sullivan for their re-appointment to serve on the Environmental Board

**B. Preliminary Plat and Site Plan Review for Nature's Refuge/ PUD/Revisit**

We are revisiting the proposed Nature's Refuge site, which is located north of Main Street and .3 mile west of Lake Drive. It is approximately a 95-acre site in the City of Lino Lakes to provide 62 single-family residential lots with associated streets, utilities, Stormwater treatment areas, and buffers near wetlands. The proposed residential subdivision is for low density and single-family residential use.

Two big issues are moving the drainage swale so it would be outside the tree area and moving the trail to staying off the rare plant area.

Mr. Asleson went through the recommendations and comments from the January 31, 2017 meeting.

Mr. Heiskary would like to see some native plantings at the rear of the lots that would be backing up to the wetlands to help stop pollutes from getting into the wetlands.

Mr. Asleson suggested to moving the trail away from the rare plant landscape/wetland area. No fill will be placed in the rare species areas of the wetland.

On the question of borrow pits: a geotechnical engineer will be looking into the property and conducting tests next week and will be providing a memo with the findings.

Mr. Sullivan still has concern on the borrow pits, the trail and the drawdown of water to make the land buildable.

The educational plan will come before the board to review. Before closing on the property, the potential homeowner will received the educational plan. If there is a Homeowner's Association, the educational materials should become part of their documents. The board would like to view the educational material.

The landscaping recommendations have been noted and revised.

The disturbed buffer revegetation and management plan will be more detailed and include a suitable, low diversity seed mix as recommended.

As far as SWPPP is concerned – the grading of the site will be in one phase. The rest of the remarks are noted.

There is still concerned about the borrow pits- but Mr. Asleson has stated that the DNR Water Appropriation Committee and RCWSD will be looking at the plans

Mr. Sullivan would like to see the reports from the geotechnical engineer, DNR and RCWSD. He would like to see more information about the plan.

Ms. Holmes would also like to see the RCWSD report

Ms. Andrzejewski would like to recommend that there is monitoring of wells so there is not an impact of the private wells and/or the wetlands. Ms. Holmes seconded the recommendation

Mr. Asleson mentioned that when there is grading in buffer area, the top soil must be put back from where it has been removed.

Ms. Andrzejewski MOTION to approve the proposed changes and move the plan forward. Ms. Holmes seconded. Motion carried 4 -1. Mr. Sullivan oppose

#### **C. Saddle Club 4<sup>th</sup> Addition**

Saddle Club 4<sup>th</sup> addition is the 4<sup>th</sup> phase proposal of a single-family development. This phase is intended to link the Saddle Club 1<sup>st</sup> addition to the 4<sup>th</sup> addition.

It was suggested to do the buckthorn removal in phases and replace with native trees.

Removal of any top soil from the buffer areas must be returned to the same site as much as possible after grading is done.

Recommending a lower profile curb for the Blanding turtle that has been spotted in the area.

There are three wetland delineations for 4<sup>th</sup> addition and they have been approved by RCWD

A public informational brochure, on the wetland buffer, must be approved by the city and given to potential property owners before lots are sold. Also conservation signs be placed along the lots, on 4x4 post before anyone buys a house.

A NPDES Permit is needed for this project. All weekly and post rainfall inspection must be submitted to the City of Lino Lakes by the next day after inspections.

Remove all Ash trees in areas where they may be a hazard impact to the new residents, as well as an economic impact. Enough money must be escrowed for one boulevard tree per frontage of each house.

Ms. Andrzejewski made a MOTION to approve the proposed changes along with the Environmental Board concerns. Mr. Schwartz seconded. Motion carried 5-0

#### **D. 2018 Environmental Board Goals**

Mr. Heiskary had reworked the document to be one page long.

The board looked over the goals and made suggestions for the final copy.

Mr. Asleson mentioned that the Enivornmental Board Goals will be presented at the May 7 work session.

Ms. Andrzejewski MOTION to accept the goals. Mr. Schwartz seconded. Motion carried 5-0

### **VI. DISCUSSION ITEMS**

#### **A. Recycling Updates**

Ms. Schmitz presented the updates mentioning that the organic drop-off signs will be in placed this week.

Budget has been approved by the county but needs to be approved by the City Council

It was suggested to email information about proper organics recylcing. The only email addresses that are available is from those that have communicated via by email.

It was suggested that maybe moving garbage/recycling cans next to organics containers will help discourage people from throwing trash in the organics container. Also there is now weekly pick up at Marshan and Birch Park.

Monthly shredding will be changing back to on-site shredding.

Simple Recycling will be starting on July 12<sup>th</sup> and information will be mailed out to the residents. There will be two free orange bags being handed out at City Hall to those that are interested and then after that participants will be receiving the bags from Simple Recycling.

Mr. Sullivan asked if the city gets any credit for what is collected by Simple Recycling.

Mr. Asleson stated that yes the city does get tonnage credit from what Simple Recycling collects.

Annual Recycling Day is Saturday, May 5 from 9am-3pm.

**B. Earth Day Discussion**

Wargo estimated that 400-450 attended the event, and handed out about 300 bags of popcorn. Total of 12 volunteers: 2 staff, 2 EB members and 8 students

Thanks to Ms.Andrzejewski for bringing great student volunteers that properly sorted the organics, trash and recycling

**VII. ADJOURNMENT**

Ms. Andrzejewski made a MOTION to adjourn the meeting at 8:40 p.m. Ms. Holmes second. Motion carried 5 - 0

Respectfully submitted,

Mary Fogarty  
Office Tech

## **ENVIRONMENTAL BOARD AGENDA ITEM 5A**

**STAFF ORIGINATOR:** Marty Asleson, Environmental Coordinator

**MEETING DATE:** June 27, 2018

**REQUEST:** General Concept Plan Review Lyngblomsten PUD  
Concept Plan.

**APPLICANT:** Lyngblomsten  
1415 Almond Avenue  
St Paul MN. 55108

**OWNER:** R.L.Co., LLC  
7241 Ohms Lane, Suite 275  
Edina, Minnesota 55439

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### **PROPOSED DEVELOPMENT**

The proposed project application is for a concept plan review. A concept plan is an opportunity for an applicant to show a basic intent, and publically reviewed at an early stage. This concept plan is a PUD mixed use development.

This project proposal is located North and East of the corner of Hodgson Road and County Road J. The corner is 2+ acres of vacant land with two older structures to the north that house an insurance business and a liquor store. Immediately north of those buildings is a 17.18 acre site that is mostly wooded with an old single family house located on the property.

Property on the East side of Hodgson road consists mostly of parking lots and used automobile sale lots. There is a landscape business to the north of the used car lots.

The property is zoned General Business.

Lyngblomsten proposes to purchase the 17.18 acres on the northwest quadrant of the property owned by R.L. CO., LLC located at 6075 Hodgson Road., along with the insurance and liquor store buildings for the purpose of developing a senior living community and facilitating the development of a stand-alone restaurant. The plan is to create a “continuum-of-care” campus offering up to a total of 200 units comprised of a mix of independent living, assisted living, and memory care/enhanced care suiters/skill

nursing care plus complementary campus amenities and 30 stand-alone senior living townhomes.

The Environmental Board looked at another concept plan for this site, and made recommendations and comments for this site at the Environmental Board meeting on February 28<sup>th</sup> 2018.

Land/Environmental issues have not changed. The building configuration and locations have changed.

## **SITE CHARACTERISTICS**

### Site Evaluation

The Concept Plan has two ponds drawn on the site concept plan.

### Surface Water and Wetlands

Surface water drains to three Resource Management units, or catchments; Middle Rice Creek, Baldwin Lake, and Reshenau Lake. It would make some sense to maintain the runoff to appropriate management units, but divides are changed when grading occurs on a site like this. This would be a RCWD decision. It appears that at least some of the existing runoff goes to a pond on the SW side of Woodridge Estates. This pond is in a wetland preservation corridor. There are no wetland preservation corridors on the site.

The site appears to have one wetland in the NE corner of the proposal. A delineation for this wetland must be provided.

### Soils

The soils map provided by the developer shows sandy soils on the site. It is unknown if there were soil borings done. Soil borings will have to be done for infrastructure and building design. If the proposed pond on the site is proposed to be an infiltration pond, the city would need borings in the pond bottom to determine that the infiltration pond will infiltrate, and that there is adequate separation between the bottom of the pond and the OHGW elevation.

### Land Cover

It appears from photography that there are mixed hardwoods and softwoods on the site, with grassy, mowed open areas. The softwoods appear to be a mixture of different kinds of spruce, pine and cedars. The softwoods are non-discernable.

A detailed tree inventory, and tree preservation plan would need to be done if this project goes forward.



### Significant Resources

There are no signature features on this site that would indicate rare plants or animals. There are no NHIS data for this site.

### Flood Plain

There is no floodplain on the site.

### Stormwater Pollution Prevention Plan

The project will need to have an NPDES permit, and full SWPPP submitted.

### Tree Preservation

A tree preservation plan will need to be submitted.

### Landscape Plan

A detailed landscape plan will need to be submitted. Boulevard trees are required and escrow money obtained for these trees.

A buffer and screening plan should would need to be submitted for the NE corner area and between the individual townhomes and the property.

Since this is an assisted living and memory care facility area, the use of trails and flower garden plantings should be planned for this development. A small handicap accessible community garden area would also be desirable in this area for programming open space landscaping. Raised garden beds are accessible to disabled residents and would also be a desirable element to consider.

Alternative lawns are preferred to cultured bluegrass sod. In areas where there will be foot traffic, then sod areas must be irrigated. Smart irrigation systems should be used that have soil moisture sensors.

## **RECOMMENDATION**

Approve staff and Environmental Board recommendations. Forward on to Planning and Zoning Board and City Council

## **ATTACHMENTS**

1. Concept Plan
2. Surface Water map
3. Resource Inventory

# ALTA/ACSM LAND TITLE SURVEY

## NOTES

- 1) The orientation of this bearing system is based on the north line of the Southwest Quarter of the Southeast Quarter of Section 31, Township 31N, Range 22W, which is assumed to have a bearing of South 88° 28' 51" East.
- 2) Existing public and private utilities, services, and underground structures shown hereon were located either physically, from existing records, or by resident testimony and are provided for informational purposes only. Other public and private utilities and services may be present. Verification and location of all utilities should be obtained from the owners of the respective utilities prior to any excavation.
- 3) Existing conduit shown along easterly property boundary contains telephone lines per Gopher One State Call utility locates. The number and type of lines are unknown. Verification and location of all utilities should be obtained from the owners of the respective utilities prior to any excavation.
- 4) The property described hereon is zoned General Business (GB). The following minimum setbacks apply to property zoned GB. (per City of Lino Lakes Zoning Ordinance-Amended per Ord. 21-03).  
From Streets: Principal Building from Local Street = 30 feet. Principal Building from Collector or Arterial Street = 40 feet. Parking Lot/Driveway = 15 feet.  
Rear Yard: Principal Building = 30 feet. Accessory Building = 5 feet. Parking Lot = 10 feet.  
Side Yard: Principal Building = 10 feet. Accessory Building = 10 feet. Parking Lot = 10 feet.  
From Residential District = 35 feet.  
Between Principal Buildings = Not less than one-half (1/2) the sum of the building heights of the two (2) buildings.
- 5) The property described hereon is in Flood Zone C (areas of minimal flooding) per Federal Emergency Management Agency Community Panel No. 270015-0010 B, dated May 17, 1982.
- 6) The legal description and easement information shown hereon were obtained from Chicago Title Insurance Company, issued by its Agent, Land Title, Inc., Commitment Case No. 259146, dated July 13, 2005.
- 7) The area of the property described hereon is 748,317 square feet or 17.18 acres.
- 8) No evidence for the location of the septic system was found near the existing residence. There may also be an additional well on property for the existing residence. No evidence was found of an additional residential well.

## LEGAL DESCRIPTION

Lot 4, Auditor's Subdivision No. 107, Anoka County, Minnesota;

And

The part of Lot 22, Auditor's Subdivision No. 107, Anoka County, Minnesota, lying Easterly of the Westerly 50 feet thereof and lying between the Westerly extensions of the North and South lines of Lot 4, said Auditor's Subdivision No. 107.

## CERTIFICATION

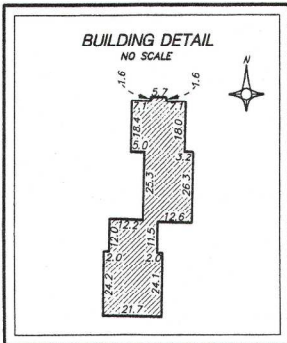
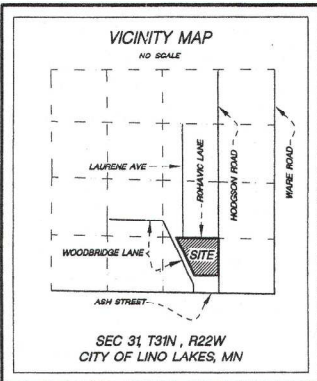
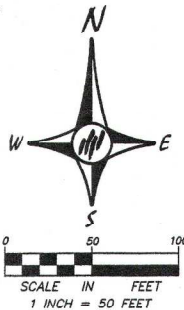
To Comforts of Home, Lake Area Bank, and Chicago Title Insurance:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

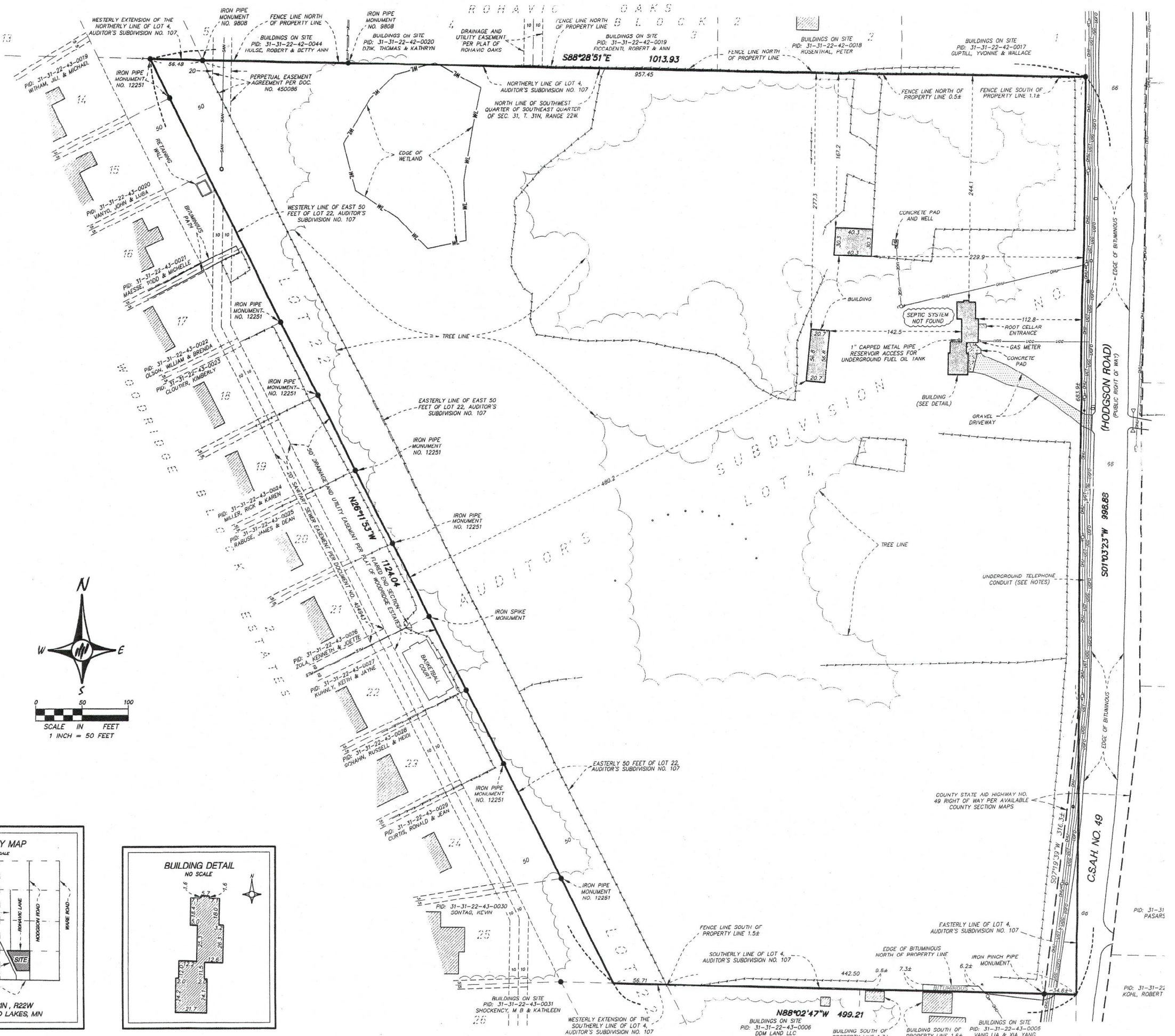
Mark F. Maistrovich, Land Surveyor  
Minnesota License No. 25287  
Date: 5/10/06

## LEGEND

- DENOTES FOUND IRON PIPE MONUMENT UNLESS OTHERWISE NOTED
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING GUY WIRE
- DENOTES EXISTING WELL
- △ DENOTES EXISTING FLARED END SECTION/CULVERT
- DENOTES EXISTING SANITARY MANHOLE
- DENOTES EXISTING ELECTRICAL OUTLET
- DENOTES EXISTING TELEPHONE PEDESTAL
- DENOTES EXISTING TELEPHONE MANHOLE
- DENOTES EXISTING FIBERGLASS GAS MANHOLE
- DENOTES EXISTING SIGN
- DENOTES EXISTING MAIL BOX
- DENOTES EXISTING 2.5" ROUND METAL POST
- DENOTES EXISTING DRAINAGE AND UTILITY EASEMENT PER PLAT OF WOODBRIDGE ESTATES
- UG1 — DENOTES EXISTING UNDERGROUND TELEPHONE LINE (CONDUIT WITH MULTIPLE LINES—APPROXIMATE LOCATION)
- UG2 — DENOTES EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
- UG3 — DENOTES EXISTING UNDERGROUND GAS LINE (APPROXIMATE LOCATION)
- UG4 — DENOTES EXISTING UNDERGROUND FIBER OPTIC LINE (APPROXIMATE LOCATION)
- STW — DENOTES EXISTING STORM SEWER
- SAN — DENOTES EXISTING SANITARY SEWER
- OH — DENOTES EXISTING OVER HEAD UTILITIES
- DENOTES EXISTING FENCE LINE
- DENOTES EXISTING BUILDING
- DENOTES EXISTING CRUSHED ROCK/GRAVEL AREA
- DENOTES EXISTING CONCRETE

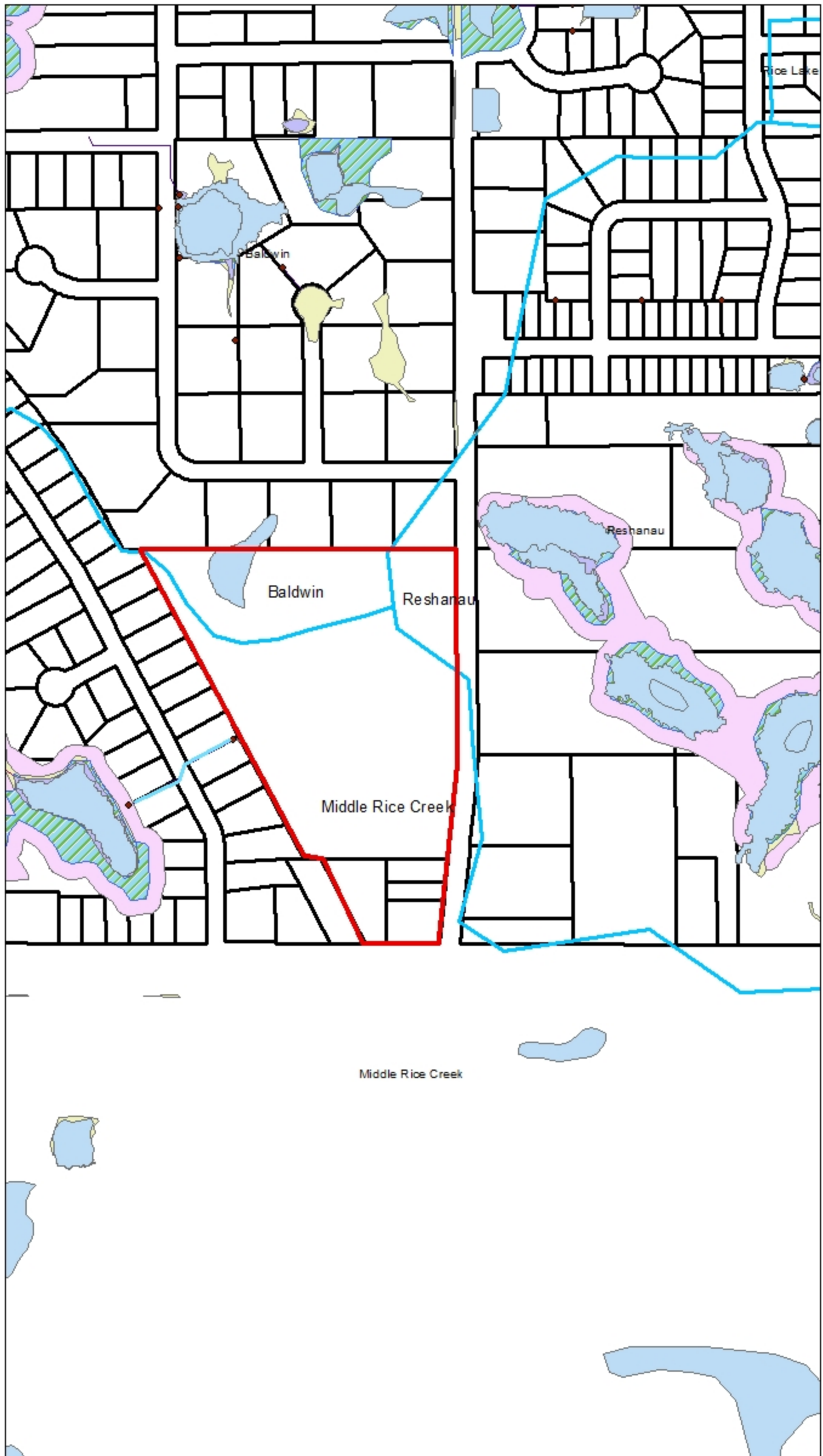


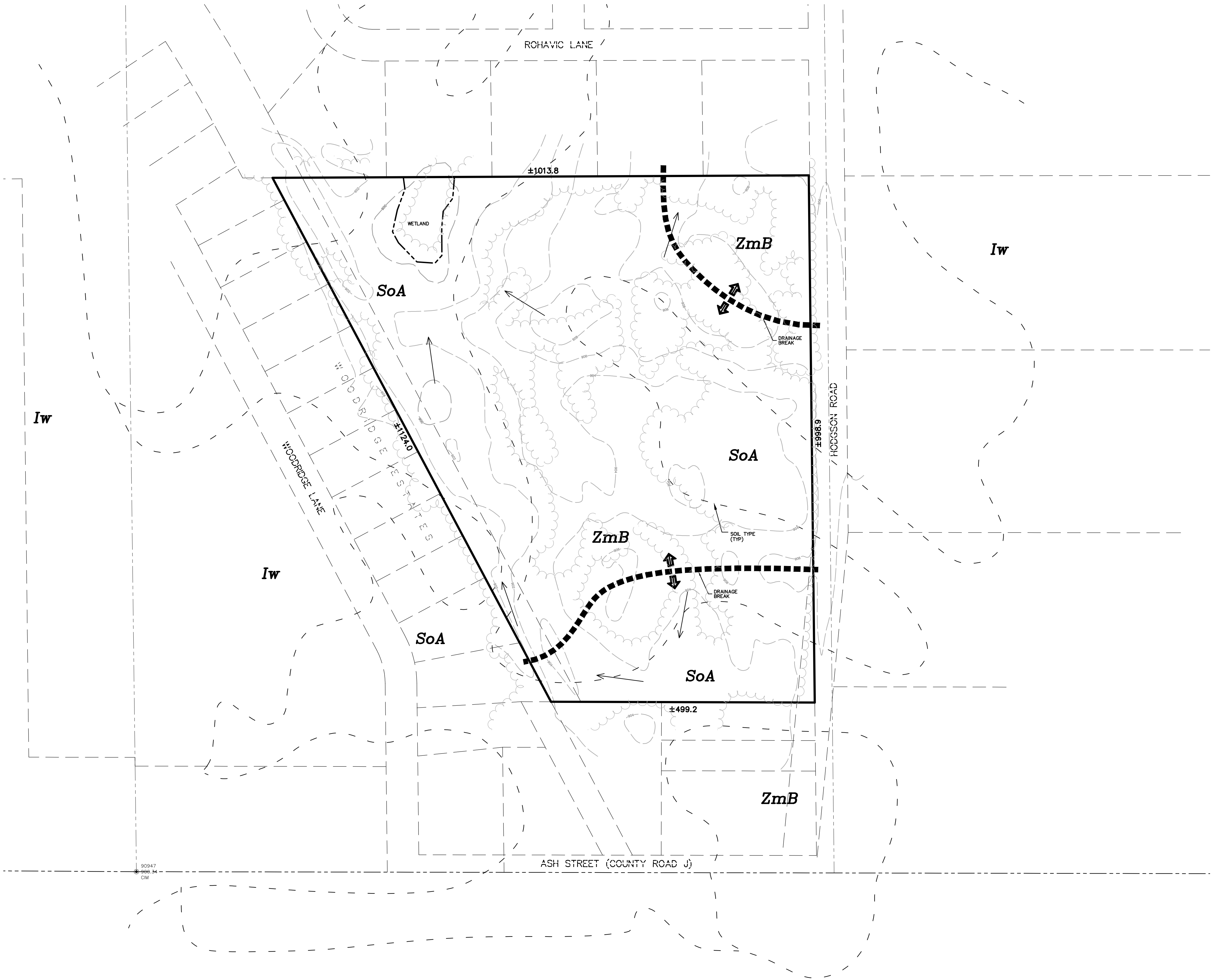
**PASSE ENGINEERING, INC.**  
REGISTERED PROFESSIONAL ENGINEERS  
LICENSED LAND SURVEYORS





# General Surface Water for Lyngblomsten



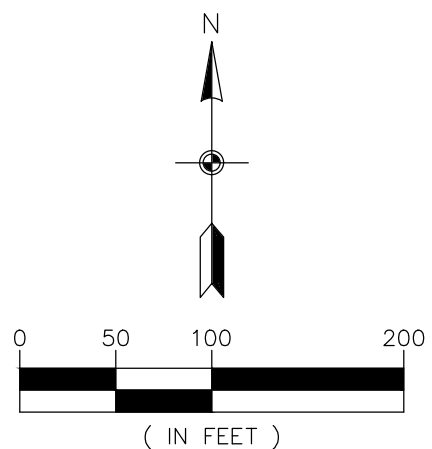


LEGEND	
SITE BOUNDARY LINE	—————
EXISTING PROPERTY LINE	—————
2' CONTOUR	—————
10' CONTOUR	—————
WETLAND	—————
TREE LINE	—————

SITE DATA	
TOTAL SITE AREA	±17.33 AC.
EXISTING ZONING	GENERAL BUSINESS (GB)

NOTES	
1. SOIL DATA SHOWN IS BASED ON NATIONAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY.	

SOIL TYPES	
Iw	Isanti fine sandy loam
Ma	Markey muck, Occasionally ponded
SoA	Solderville fine sand
ZmB	Zimmerman fine sand



RESOURCE INVENTORY

EASTERN HEIGHTS  
Lino Lakes, Minnesota

HAMPTON COMPANIES LLC  
3570 Lexington Avenue North Suite 321  
Shoreview, MN 55126

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	C#
ISSUE DATE:	02/12/18
FILE NO:	XXX

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.

Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ License #: \_\_\_\_\_

4 of 4

**Carlson  
McCain**  
ENVIRONMENTAL · ENGINEERING · SURVEYING  
3890 Pleasant Ridge Drive NE,  
Suite 100, Blaine, MN 55449  
Phone: 763-489-7900 Fax: 763-489-7959

## ENVIRONMENTAL BOARD AGENDA ITEM 6A

**STAFF ORIGINATOR:** Marty Asleson, Environmental Coordinator

**MEETING DATE:** June 27, 2018

**TOPIC:** Field Visit/Foxborough

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### BACKGROUND

Field Visits are in the 2019 Environmental Board Goals. We usually do this before a regular meeting. Therefore, if you can make it, we will be meeting at the entrance to the Foxborough Development at 5:30 before the Environmental Board meeting on the 27<sup>th</sup>.

### ENVIRONMENTAL DIRECTION

None Required.

### ATTACHMENTS

1. Map

