

**CITY COUNCIL WORK SESSION AGENDA
CITY OF LINO LAKES**

**Monday, November 1, 2021
Community Room
6:00 P.M.**

1. Recreation Center Update, Rick DeGardner
2. Main & Lake Drive Redevelopment, Michael Grochala
3. Lake Amelia Woods Preliminary Plat, Katie Larsen
4. Belland Farms-Associate Eye Care Partners Preliminary Plat & Site Plan Review, Katie Larsen
5. Mn/DNR Water Appropriation Permit – Residential Irrigation Ban, Michael Grochala
6. Rice Creek Watershed District Appointment, Sarah Cotton
7. 2022 Police Division Staffing, John Swenson
8. Q3 2021 Public Safety Update, John Swenson
9. Council Updates on Boards/Commissions, City Council
10. Adjourn

WORK SESSION STAFF REPORT
Work Session Item No. 1

Date: November 1, 2021
To: City Council
From: Rick DeGardner, Public Services Director
Re: Recreation Center Update

BACKGROUND

This staff report provides an update of the following items:

- ❖ Review Branding/Marketing Concepts
- ❖ Review Proposed Membership Rates
- ❖ Fitness Programming Update
- ❖ Aquatics Programming Update
- ❖ Ongoing Evaluation of Existing Building

Review Branding/Marketing Concepts - A primary key to success of launching the former YMCA facility is to create a brand identity for the new recreation center. The City Council approved the brand and marketing proposal during the September 13, 2021 City Council meeting. Mr. Marc Morgan, Managing Partner of GameDay Sports, will present the proposed name of the recreation center, along with three logo options. Based on feedback from the City Council, GameDay Sports, along with WSB and city staff will develop brand strategies, messaging concepts, color schemes, etc.

Review Proposed Membership Rates - Attached is a draft of the proposed Membership Model rates including an itemized list of membership benefits, 10-Visit passes, Daily Drop-In program, and the membership fee structure. Based on City Council feedback, ISG Sports Group and staff will continue to refine all components of the membership model.

Fitness Programming Update - ISG continues to develop an MOU with a local fitness provider to manage all non-aquatic fitness programs, classes, and fitness spaces. This includes providing staff, instructors, equipment, etc. The city will provide a base annual fee. Additional management fees will be based on fitness and overall membership category numbers, as well as a percentage of Premium class and program fees. Term is planned for 5 years with a termination clause should the business be sold.

Aquatics Programming Update - ISG continues to explore the feasibility of establishing a joint aquatics program between the Centennial School District and the City of Lino Lakes. We will keep the City Council updated as this concept evolves.

Ongoing Evaluation of Existing Building - Staff continues assessing the overall condition of the facility including the mechanical systems and equipment, water filtration systems, pumps, etc. All necessary repairs, replacements, or upgrades will be evaluated and prioritized based on facility needs and available funding to achieve the short- and long-term goals of the facility.

Next Steps

- ❖ City Council formally approves the opening of the LLRC
- ❖ New Organizational Structure - Management team amends organizational structure, City Council reviews, and City Administrator implements changes
- ❖ Staff finalizes job descriptions, compensation, and begins hiring process for full-time staff*:
 - a. Facility Director - 1 FTE (5 months prior to opening)
 - b. Program Manager - 1 FTE (3 months prior)
 - c. Membership/Customer Services Manager - 1 FTE (3 months prior)
 - d. Maintenance/Operations Manager - 1 FTE (3 months prior)
 - e. Front Desk Coordinator - 1 FTE (1 month prior)
 - f. Custodial and Building Maintenance Staff - 2.5 FTE (1 month prior)

*Does not include part-time staff for front desk, gym monitors, lifeguards, child watch, custodial, program instructors, administrative, and clerical staff.

RECOMMENDATION

Determine whether there is enough City Council support to officially affirm the opening the new Lino Lakes Recreation Center. If so, establish a target opening date of April 1, 2022.

ATTACHMENTS

- Membership Model Draft - October 25, 2021



LINO LAKES RECREATION AND COMMUNITY CENTER

Membership Model Draft October 25, 2021

MEMBERSHIP BENEFITS

Rec Center Membership Benefits

- Initial tour of facility and introduction to all facilities, features, equipment, and programs
 - Training and workout recommendations based on member goals and objectives
 - Program information and recommendations for all members and family
- Access to cardio/strength workout room at all times Rec Center is open
- Access to all open scheduled lap lanes, open swim, and recreation swims
- Access to all open gym spaces and other scheduled open time at Rec Center facilities
- Includes Basic fitness classes
 - Dry-land group training sessions and fitness classes (see website for class programs)
 - Aquatic fitness group classes
- Free one-time drop in for any of the premium classes to tryout program
- Priority registration for premium classes and programs
- Required of non-members to access any schedule open time in any of the Rec Center facilities
- Allows for participation in any of the basic classes offered as part of membership
- Required to take premium classes plus the class fee

Options to Consider

- Access to Child Watch Center at no additional charge (*NOTE: See note on Child Watch*)

REC CENTER MEMBERSHIP FEE STRUCTURE

Membership Category	Resident	Non-Resident
Adult		
Monthly	\$55	\$65
Seasonal	\$135	\$160
Annual	\$600	\$715
#10 Visit Pass	\$70	\$84
Daily Drop-In	\$8	\$9
Adult Couple		
Monthly	\$82	\$97
Seasonal	\$205	\$240
Annual	\$900	\$1,060
*Senior (65 and Older)	Eligible for Silver Sneakers and Equivalent	Eligible for Silver Sneakers and Equivalent
Monthly	\$55	\$65
Seasonal	\$135	\$160
Annual	\$600	\$715
10 Visit Pass	\$70	\$84
Daily Drop-In	\$8	\$9
*Senior Couples		
Monthly	\$82	\$97
Seasonal	\$205	\$240
Annual	\$900	\$1,060
**Child/Youth		
Monthly	\$30	\$36
Seasonal	\$75	\$90
Annual	\$300	\$360
10 Visit Pass	\$42	\$50
Daily Drop-In	\$5	\$6
Membership Category	Resident	Non-Resident
***Family (2 adults + children 18 and under)		
Monthly	\$100	\$120
Seasonal	\$250	\$300
Annual	\$1,100	\$1,320
10 Visit Pass	NA	NA
Daily Drop-In	\$14	\$17

***Family (1 adult + children 18 and under)		
Monthly	\$82	\$98
Seasonal	\$200	\$245
Annual	\$900	\$1,245
10 Visit Pass	NA	NA
Daily Drop-In	\$12	\$14
****Military Adult	10% discount on all Membership Categories	10% discount on all Membership Categories
****Military Family	10% discount on all Membership Categories	10% discount on all Membership Categories
Child Watch Program (Max of 2 hours)		
Monthly Fee	\$10	\$20
Daily Drop-In	\$2	\$3

NOTES:

* *Seniors without Silver Sneakers or equivalent or lacking Medicare coverage for membership can apply for Senior Scholarships.*

** *Child/Youth members under the age of 14 require parental supervision or accompaniment during open facility or leader/instructor supervision in programs or classes.*

*** *Family memberships are available for 1 or 2 adult families plus children 18 years old and younger. Parental supervision/accompaniment is required for children under 14 years old using the open facilities.*

**** *Active and Retired Military receive 10% discount on all membership categories, not including drop in or multi-visit passes.*

WORK SESSION STAFF REPORT
Work Session Item No. 2

Date: November 1, 2021
To: City Council
From: Michael Grochala, Community Development Director
Re: Lake Drive/Main Street Redevelopment – Anderson Companies

Background

The northwest quadrant of Lake Drive and Main Street currently includes a mix of commercial and quasi industrial uses including an automobile salvage yard. The City’s 2040 Comprehensive Plan guides the property as a Signature Gateway District. The Signature Gateway District is reserved for high visibility, high traffic corridors serving as an entrance to the Community. The district allows residential at a density of 8.0 to 10.0 units per acre with 15 units per acre allowed if the project meets the City's housing goals. The district allows for development of multiple complementary uses on a single site including a combination of higher density residential, commercial services, and employment opportunities. The planning district guide provides some additional direction regarding the Main/Lake area:

A Signature Gateway district is located around the intersection of Lake Drive and Main Street. Located at a major crossroads in the community the intersection was the original “downtown” of Lino Lakes. Opportunity exists to redevelop both underutilized property and outdated land uses. A master planning study should be prepared of the area to examine existing land use, future land use compatibility, right-of-way needs, access management, stormwater management, and other appropriate issues. This study area should extend south to include James Street, Vicky Lane, and Kelly Street intersections. The district allows for both residential and commercial uses. A 75/25 residential to commercial area ratio was assumed for planning purposes. However, commercial development is not required and individual parcels may develop with a single land use. The city will require strong emphasis on high quality architecture and design standards.

Staff has been working with the property owners and potential developers regarding development options on approximately 10 acres in the northwest quadrant of the intersection immediately north of Tavern on Main. As mentioned, the site includes an auto salvage yard that has been in existence for over 40 years. It is likely some environmental cleanup will be necessary to facilitate redevelopment of the site.

Anderson Companies has approached the City with interest to redevelopment the property. Anderson is a Twin Cities based national property development firm with residential, commercial, and industrial projects throughout the metro area (www.andersoncompanies.us/).

As previously noted, the Comprehensive Plan allows for 8.0 to 15.0 residential units per acres on the site. In addition, the City’s housing component of the Comprehensive Plan does provide for

a density bonus and fee reductions for development projects that achieve specific goals in the Comprehensive Plan. The developer would be attempting to consolidate multiple properties into an integrated development pattern.

Anderson is seeking City input on goals for redevelopment of the site. They have offered to hold a concept development work shop with the City Council and advisory boards to determine a mutually agreeable development concept for the site. We are proposing the joint meeting be held on Wednesday, November 17, 2021.

Mr. Greg Anderson, representing Anderson Companies, will be present at the work session to introduce his company and their interest in the development site.

Requested Council Direction

Staff is requesting City Council direction to set a joint board and council meeting date for November 17, 2021.

Attachments

1. General Location Map
2. 2040 Land Use Map

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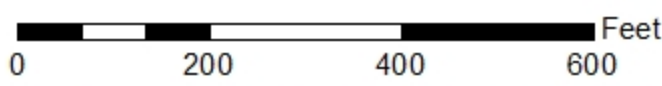
City of Lino Lakes

Lake Drive and Main Street

07/01/2021

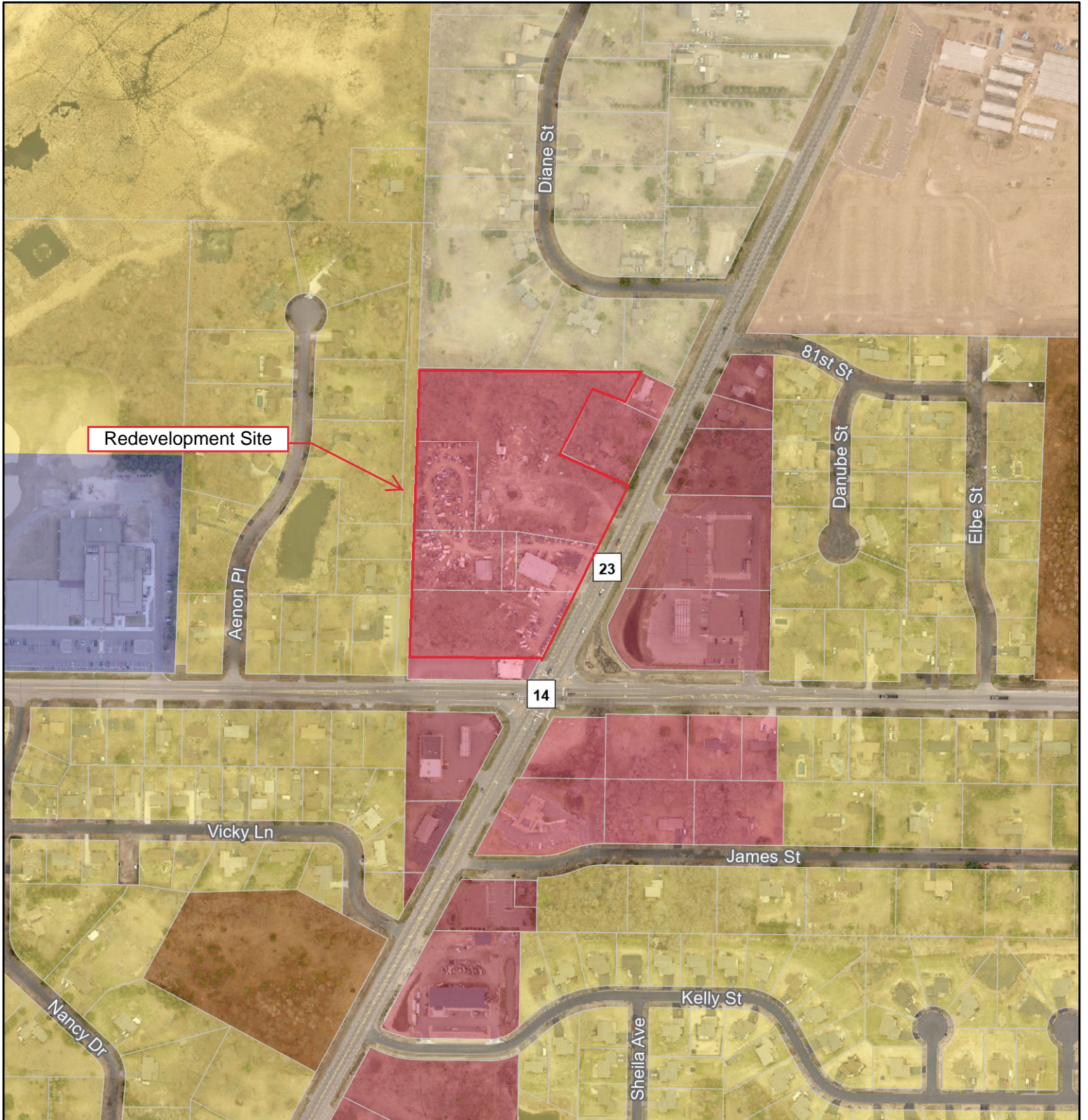


City of Lino Lakes
Community Development
600 Twon Center Parkway
Lino Lakes, Minnesota 55014
Phone (651) 982-2400



Maps are for illustrative purposes only. Recent changes may not be included. Land Use and Zoning Information should be verified with City Staff.
Coordinate System : NAD 1983 HARN Adj MN Anoka US Feet

2040 Land Use Map



1 in = 376 ft

- | | | |
|-------------------------------|----------------------------------|-------------------------|
| Parcels | High Density Residential | Industrial |
| Land Use - 2040 | Planned Residential / Commercial | Civic and Institutional |
| Permanent Rural | Office Residential | Parks and Open Space |
| Urban Reserve | Signature Gateway District | Private Airfield |
| Low Density Residential | Commercial | |
| Low Density Mixed Residential | Town Center | |
| Medium Density Residential | Business Campus | |



July 2, 2021
 Map Powered By DataLink



WORK SESSION STAFF REPORT
Work Session Item No. 3

Date: November 1, 2021
To: City Council
From: Katie Larsen, City Planner
Re: Lake Amelia Woods Preliminary Plat

Background

At the Work Session, staff will present the November 8, 2021 Council staff report.

The applicant, Tom Budzynski of TJB Homes, Inc, submitted a land use application for a preliminary plat. The applicant proposes to subdivide 2 existing parcels into four, 10 acre rural lots for the purpose of constructing four (4) new single family homes. The subject site is located east of Amelia Lake and is 40.85 gross acres as measured above the OHWL.

Requested Council Direction

None, discussion only.

Attachments

1. November 8, 2021 Council Staff Report

**CITY COUNCIL
AGENDA ITEM 6B**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: November 8, 2021

TOPIC: Consider Resolution No. 21-114 Approving Preliminary Plat for Lake Amelia Woods

VOTE REQUIRED: 3/5

INTRODUCTION

Staff is requesting City Council consideration of the preliminary plat for Lake Amelia Woods.

Complete Application Date:	August 16, 2021
60-Day Review Deadline:	October 15, 2021
120-Day Review Deadline:	December 14, 2021
Environmental Board Meeting:	August 25, 2021
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	September 8, 2021 October 13, 2021
City Council Work Session:	November 1, 2021
City Council Meeting:	November 8, 2021

BACKGROUND

The applicant, Tom Budzynski of TJB Homes, Inc, submitted a land use application for a preliminary plat. The applicant proposes to subdivide 2 existing parcels into four, 10 acre rural lots for the purpose of constructing four (4) new single family homes. The subject site is located east of Amelia Lake and is 40.85 gross acres as measured above the OHWL.

This staff report is based on the following information:

- Preliminary Plat Plan Set prepared by Acre Land Surveying revision date 9/22/2021
- Preliminary Plans for Grading prepared by Civil Methods, Inc. revision date 9/22/2021
- Wetland Delineation Report prepared by Midwest Natural Resources dated 10/12/2016
- Tree Preservation Plan prepared by Midwest Natural Resources dated 6/08/2020
- Resource Inventory prepared by Midwest Natural Resources dated 6/08/2020
- Geotechnical Exploration Report prepared by Independent Testing Technologies, Inc. dated 10/12/2016
- Stormwater Management Plan prepared by Civil Methods Inc. dated 6/18/2020

ANALYSIS

Previous Land Use Application Submittal

In 2017, the applicant and property owners submitted a PUD Concept Plan to the City proposing a master planned residential community consisting of 8 market rate apartment buildings, 20 twin homes and 2 senior assisted-living buildings. The total number of housing units was 452. The proposal did not move past concept plan.

The current preliminary plat proposal is for 4 housing units.

Existing Site Conditions

The 40 acre site is currently vacant, natural open space. Per the MLCCS, land cover includes cattail marsh, deciduous woodlands, oak forest and tall grasslands. It is in the shoreland district of Amelia Lake. Topography contour elevations range from 908.1 OHWL to 930 along CSAH 54 and from 900 on the south end to 950 on the north end. A previously submitted Existing Slopes and Hydrology plan sheet indicating some slopes exceeding 20% on site. No development is proposed in these areas. The property width tapers from approximately 1,000 feet (north) to 200 feet (south). The property length along CSAH 54 is approximately 3,000 feet. A 66 foot wide utility transmission easement with overhead power lines bisects the parcel north to south. Groundwater was encountered at 4 – 19 ft. Wetlands exist on site.

Zoning

The subject site is zoned R-X, Rural Executive. One single family detached dwelling is allowed per 10 acre parcel.

Current Zoning	R-X, Rural Executive
Current Land Use	Vacant Rural Residential
2040 Land Use Plan	Urban Reserve
Utility Staging Area	Post 2040

Surrounding Zoning and Land Use

Direction	Zoning	Current Land Use	Future Land Use
North	R-X	Rural Residential	Urban Reserve
South	R-X	Rural Residential	Permanent Rural
East	R-X	I-35E	I-35E
West	R-X	Amelia Lake	Amelia Lake

Density and Land Area Calculations

Per the 2040 Comprehensive Plan, the subject site is guided Urban Reserve and the land is preserved for post-2040 development. Land use prior to 2040 is limited to agricultural related uses and single family residential limited to 1 unit per 10 acres. The proposed development of 1 unit per 10 acres is consistent with the comprehensive plan.

Zoning Requirements

The subject site is zoned R-X, Rural Executive. It is 40.85 gross acres as measured above the OHWL 908.1 EL. Four (4) lots are being created for the purpose of constructing one (1) single family home per lot. The site is also subject to requirements of the Shoreland Management Overlay District. Amelia Lake is classified as a Natural Environment Lake.

	Shoreland and R-X Requirements	Lots 1-4 Lake Amelia Woods
Min. Lot Size¹	10 acres	10.07-10.55 acres
Min. Contiguous Acres	2 acres	6.14-9.55 acres
Min. Lot Width²	330 ft	540-1,000 ft
Min. Lot Depth	NA	NA
Building Setback (feet)		
-From Collector Streets (CSAH 54)	40 ft	150-500 ft
-From OHWL		
--Principal	150 ft	150 ft
--Accessory ³	150 ft	150 ft
-Side Yard		
--Principal	10 ft	20-200 ft
--Accessory	5 ft	150 ft
Impervious Surface⁴	30%	5.2-5.9%

¹Only land above the OHWL can be used to meet the lot size standards

²Lot width standards are met at both the OHWL setback line and the front building setback line

³One water-oriented accessory structure may be setback 75 feet from the OHWL and outside the wetland buffer

⁴Per Shoreland Management Overlay District

The lots will have limited ability to construct accessory structures, decks or additions due to the required OHWL setback, topography and wetland buffers. This shall be noted on the preliminary plat and certificate of survey submitted with the building permit.

In an R-X zoning district, a detached accessory structure is allowed at least 100 ft from the CSAH 54/20th Avenue road right-of-way.

Building Requirements

At the time of building permit, the single family homes will be reviewed for compliance regarding floor area, garage, design and construction standards and septic system design.

Subdivision Ordinance

Per City Code Section 1001.076(1), a subdivision which results in three or fewer unsewered residential parcels, tracts or lots from one or two existing parcels, tracts or lots, within unsewered residential areas of the city is a minor subdivision. A subdivision that results in more than three lots from one or two existing lots shall be platted.

Four (4) unsewered residential parcels are proposed; therefore, a preliminary and final plat are required.

Conformity with the Comprehensive Plan and Zoning Code

The preliminary plat is consistent with the comprehensive plan for urban reserve development and zoning code requirements for R-X, Rural Executive as discussed above.

Blocks and Lots

The preliminary plat contains Lots 1-4, Block 1, Lake Amelia Woods.

Ghost Plat

Per City Code Section 1007.042(2)(d), all subdivisions in areas without public sanitary sewer shall be designed such that the larger non-sewered lots can be resubdivided to provide smaller sewer lots when sewer becomes available in the future. Homes and accessory buildings shall be located on these lots so as to allow for future resubdivisions. This is also supported by City Code Section 1007.081(2)(d).

The applicant submitted Sheet S4, Ghost Plat showing future resubdivisions of the 4 lots. Further subdivision of these lots will require public sanitary sewer and water. The ghost plat shall be revised to reflect street right-of-way extending north to parcel PID #35-31-22-12-0001 and utility easements. The house on Lot 1 shall meet a 30ft setback from the ghost plat street right-of-way.

It should also be noted the City's review and comments on the ghost plat do not grant any rights to develop the property as depicted on the ghost plat.

Streets and Alleys

All 4 lots are served by CSAH 54/20th Avenue which is an A-Minor Reliever. Street right-of-way 60 ft wide from centerline is required and provided on the preliminary plat. The A-Minor Reliever road has capacity for 4 additional lots.

The private driveway for 6351 20th Avenue encroaches south onto the subject site approximately 24 ft. A 24 ft wide Private Ingress/Egress Easement is proposed over the driveway. The applicant shall prepare a separate easement and exhibit clearly showing the location of the easement. This easement shall be recorded.

Easements

The following drainage & utility easements are shown on the Preliminary Plat and are required on the Final Plat:

- CSAH 54/20th Avenue = 20 ft
- Side Lot Lines = 10 ft
- Amelia Lake = Delineated Wetland + 10 ft *or*
- Amelia Lake = Floodplain 100 yr. Elevation + 10 ft (whichever is greater)
- Wetlands = Delineated boundary + 10 ft
- Stormwater Facilities = HWL + 10 ft

Storm Water Management and Erosion and Sediment Control

Per City Code Section 1011.011, a stormwater management plan is required for all proposed land development activity if the site is within the 100-year floodplain or within 1,000 feet of a public water. Lake Amelia Woods is within the floodplain and shoreland district.

Per the Storm Water Management Plan prepared by Civil Methods, Inc. dated June 18, 2020, the project is expected to disturb approximately 5 acres and add 2.22 acres of new impervious area to the site. Runoff from the site enters Lake Amelia at 4 general locations. Drainage patterns will be maintained from existing to proposed conditions. No other properties will be impacted by runoff from the project. Drainage from the proposed impervious area will be conveyed to stormwater treatment basins and ultimately to Lake Amelia as it does under existing conditions.

- Water Quality Treatment Volume

The City requires treatment of runoff based on 1.1” over the new impervious surface. Six (6) biofiltration basins with native vegetation are proposed for water quality treatment. Infiltration is not feasible due to presence of clay and the site is within the Drinking Water Supply Management Area (DWSMA).

- Runoff Rate Control

The City requires no increase in peak flow rates for the 2, 10 and 100 yr. frequency events. With the proposed basins, runoff rates are held or reduced for the overall project.

- Water Quality Control

Water quality control is being provided through a series of biofiltration basins (raingardens).

A minimum 75 foot wide vegetated wetland buffer along Wetland A (lake) equivalent to the shore impact zone area is provided as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake. This is supported by City Code Section 1102.07(1)(c)3c.

The City Engineer comments that more information is needed to determine low floor separation, basins shall be on the same lot as they are treating, and filtration basins are not allowed in the Drinking Water Supply Management Area. These items have been resolved.

Per City Code Section 1102.07(2)(a), structures and facilities must be located to meet all setbacks. Stormwater facilities are not allowed within the 150ft OHWL setback, 40 ft CSAH 54 setback or 10 ft side yard building setbacks. The basin on Lot 1 shall be outside the 40 ft setback along CSAH 54.

Utilities

Sanitary Sewer

Public sanitary sewer is not available to the site. Private septic systems will be required for each parcel. The plans show a primary and alternate site location per lot and corresponding soil boring data was provided. Standard mound systems are proposed for Lot 1 and Lot 2. Type 3 septic systems are proposed for Lot 3 and Lot 4. Per City Code Section 1102.12(2) of the Shoreland Management Overlay district, lots that would require use of holding tanks shall not be approved. Private septic systems cannot be located with the 150 ft shoreland setback. These requirements are met.

Watermain

Public watermain is not available to the site. Private wells will be required for each parcel. Well locations are shown on the preliminary plat and placed in relationship to the individual sewage disposal facilities on the same and adjoining lots.

The applicant has demonstrated that each lot can accommodate a private well.

Public Land Dedication

Per the City's 2040 Comprehensive Plan and Anoka County Chain of Lakes-Otter Lake Regional Trail Master Plan, a regional trail is proposed on the east side of Amelia Lake. The proposed trail extends from CSAH 14 (Main Street) through the City's future recreational facility on Birch Street then south along 20th Avenue. A separate trail easement 20 ft wide along CSAH 54 and 44 ft wide along the south lot line of 6351 20th Avenue shall be recorded. The 44 ft wide easement covers both the 24 ft private driveway easement and 20 ft trail easement. The applicant shall prepare a separate trail easement document and exhibit clearly showing the trail easement location. This easement shall be recorded.

The City will require cash in lieu of land dedication for each new lot.

Park Dedication Fees	
Total # of Lots =	4
x 2021 Park Dedication Fee	\$3,160
= Total Due	\$12,640

Tree Preservation

The goal of tree preservation is to minimize unnecessary loss of habitat, biodiversity and forest resource and to replace removed trees in areas where tree cover is most critical. Tree preservation is especially important within the Shoreland Management Overlay District to prevent erosion, preserve shoreland aesthetics and protect wildlife habitat.

Per the Tree List Inventory, there are 793 trees on the subject site. Per Sheet TR1-Tree Preservation Plan and Sheet TR2- Tree Mitigation Plan, 235 trees will be saved, 536 will be removed in the basic use and non-environmentally sensitive areas, and 22 will be removed in the natural resource protected area. These 22 trees will be mitigated for at a rate of one tree provided for every two trees removed. The stormwater basins were included in the basic use area and they should not. The Tree Preservation and Mitigation Plan shall be revised accordingly.

Landscaping

Canopy cover, foundation landscaping, open space landscaping and buffer and screens are not required for the 4 lot subdivision.

Boulevard Trees

Boulevard trees are required at the rate of 1 tree per lot frontage for singly family lots. Lots 1-4 contain existing trees along CSAH 54/20th Avenue that serve as boulevard trees. No additional boulevard trees are required.

Sod and Ground Cover

All disturbed areas shall have appropriate ground cover in accordance with Section 1007.043(17)(h).

Environmental Assessment Worksheet (EAW)

An Environmental Assessment Worksheet is not mandated. The four (4) unattached residential units are under the 250 unattached unit threshold required for a mandatory EAW.

Great River Energy & UPA Easements

The preliminary plat plan set shows a 70 ft wide Great River Energy Easement over an existing overhead transmission line that runs north-south through the development. The plan set notes “Proposed Great River Energy Easement”; however, the easement exists and is recorded. All

plan sheets have been revised to remove the word “proposed” and include the recording document number.

The preliminary plat plan set also shows a 66 ft wide UPA Easement along CSAH 54. It does not appear this easement is over an existing utility line. If the easement is not required, it should be vacated. The owner is corresponding with the utility company to vacate the easement.

Wetlands

A Wetland Delineation Report was completed by Midwest Natural Resources, Inc. on October 12, 2016. A WCA Notice of Decision (NOD) approving the wetland delineation was issued by VLAWMO on November 14, 2016. Although the NOD states the delineation is good for 3 years, staff received confirmation from VLAWMO that the NOD is actually good for 5 years. Five (5) wetlands were delineated on site.

Wetland	Acres	Buffer Management Class	Base Buffer Width	Minimum Buffer Width
A	Wetland fringe of Amelia Lake	NA	75ft ¹	NA
B	0.19	Manage 2	30ft	24ft
C	0.67	Manage 2	30ft	24ft
D	1.93	Preserve	75ft	67ft
E	1.23	Manage 2	30ft	24ft

¹A MnRAM Buffer Management Classification was not provided for Wetland A due to its proximity to the lake OHWL. The City will require a 75ft wide wetland buffer equivalent to the shore impact zone as a stormwater BMP.

Wetland buffer widths in accordance with VLAWO’s Buffer Management Class are provided on the preliminary plat and have been approved by VLAWMO. A 75 foot wide vegetated wetland buffer equivalent to the shore impact zone area is provided along Wetland A (lake) as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake. The buffer extends 75 ft from the delineated wetland boundary. A wetland buffer declaration shall be recorded. The wetland buffer shall be indicated by permanent, free-standing markers.

The wetland buffer widths have been adjusted according to VLAWMO policy. The driveway on Lot 2 no longer impacts the wetland buffers; therefore, a variance is not needed.

A drainage and utility easement 10 feet above the delineated wetland is provided.

All plan sheets have been revised to show the correct wetland buffer and drainage & utility easements.

Rare, Unique or Significant Resources

Water willow (*Decodon verticillatus*), a MN DNR listed species of Special Concern, has been identified on site per the wetland delineation report. It occurs on undisturbed lakeshores. Conservation of this species depends on avoiding physical alterations of shoreline and preserving native plant buffers. Minimal impacts to the resource along the lake shore are allowed for a 20 ft wide access to the lake.

Wetland D is classified as a preserve due to high value amphibian habitat and vegetative diversity.

These areas will be protected by a wetland buffer adjacent to the wetlands and shoreline.

Floodplain

The 2015 DFIRM indicates Zone AE floodplain along the lake. The FEMA base flood elevation (BFE) is 910.2 EL. No floodplain impacts are proposed with this development.

Shoreland Management Overlay

The general purpose and intent of the Shoreland Management Overlay ordinance is to protect public waters. Per the ordinance Policy statement, the uncontrolled use of shorelands of the city affects the public health, safety and general welfare not only by contributing to pollution of public waters, but also by impairing the local tax base. Therefore, it is in the best interests of the public health, safety and welfare to provide for the wise subdivision, use and development of shorelands of public waters.

As discussed, the site is located in a Shoreland Management Overlay district of Amelia Lake. This lake is classified as a Natural Environment Lake and has a 908.1 OHWL elevation. The required OHWL setback is 150 ft for unsewered lots. The proposed houses and private septic system setbacks are compliant.

Per City Code Section 1102.07(2)(a), structures and facilities must be located to meet all setbacks. Stormwater facilities are not allowed within the 150 ft OHWL setback, 40 ft CSAH 54 setback or 10 ft side yard building setbacks. The plans shall be revised for Lot 1.

Except for allowed water-orientated accessory structures, accessory structures and facilities shall meet the required principal structure setback and shall be centralized (City Code Section 1102.07(1)(c)6).

Per City Code Section 1102.87(1)(c)4 of the Shoreland Management Overlay ordinance, impervious surface coverage on each lot must not exceed 30%. Per the Preliminary Plat, each lot is under 5.9% impervious and meet the allowed impervious surface coverage requirements.

A native vegetated wetland buffer will be required as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake.

Wetland/Shoreline Buffer Zone

Amelia Lake is one of the few unimpaired lakes in the city and efforts to protect and improve the natural resource should be implemented with any development. A 75 ft wide vegetated wetland/shoreline buffer along Wetland A (lake) is provided as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake. The buffer will also help stabilize the shoreline, reduce erosion and support aquatic plants and wildlife. One (1) access opening through the wetland buffer to the lake no greater than twenty (20) ft wide is allowed per lot.

No structures, not even water-orientated accessory structures, are allowed in the 75 ft wide wetland/shoreline buffer zone.

Shore Impact Zone

By definition, the shore impact zone is the land between the OHWL and a line parallel to it at a setback of 50% of the structure. Since the required structure setback is 150 ft, the shore impact zone is 75 ft from the OHWL.

No structures, not even water-orientated accessory structures, are allowed in the 75 ft wide wetland/shoreline buffer zone.

Comprehensive Plan

Resource Management System

The Resource Management System Plan goal of preserving surface water quality is supported by providing stormwater management, wetland and shoreland buffers.

Land Use Plan

Lake Amelia Woods is consistent with the 2040 Comprehensive Plan and compliant with the zoning and subdivision ordinances. It is also compatible with adjacent residential land uses.

Housing Plan

Lake Amelia Woods meets the goals of the housing plan. The development is compatible with the existing and adjacent residential homes and the natural resource.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CSAH 54/20th Avenue is an A-Minor Reliever and has capacity for 4 additional lots.

Sanitary Sewer and Water Supply Plan

Private septic systems with primary and alternative locations are provided for each lot. Private wells are being installed for each lot. The applicant has provided well locations for each lot.

Planning Districts

The site is located in Planning District 4. As noted, a regional trail is proposed on the east side of Amelia Lake. The site is located within Amelia and Wilkinson Resource Management Unit (RMU).

Environmental Board Comments

The Environmental Board reviewed the proposed preliminary plat on August 25, 2021. Their recommendations are noted in the October 1, 2021 memo from the Environmental Coordinator. One specific comment was to prohibit motorized boats on Amelia Lake. This requires adopting water surface restrictions with property owner input, a public hearing, City ordinance and MNDNR approval. At the September 8, 2021 Planning & Zoning Board meeting, the Board did not support regulating motorized boat activity on the lake without input from all the lake property owners. The Board suggested the property owners could pursue this avenue on their own if they desired. One resident, Steve Gallop-6102 Centerville Road, spoke in favor of the restriction.

Anoka County Highway Department

Per the County's October 7, 2021 letter, they have reviewed the preliminary plat and have no further comments.

MNDNR Comments

MNDNR provided email comments on October 6, 2021. They request the OHWL elevation (NAVD 88) shown on the preliminary plat be revised to reflect the DNR's official complete value which is 908.36.

VLAWMO Comments

VLAWMO provided advisory comments on August 31, 2021 and September 27, 2021. Overall, the development's stormwater plan meets rate control, runoff volume and water quality requirements. Wetland boundaries, management classifications and buffer widths have also been reviewed and approved.

Stormwater Maintenance Agreement

The stormwater ponds will be privately maintained and a Stormwater Maintenance Declaration will be required with the final plat and shall be recorded by the applicant.

Final Plat

A land use application for final plat and Development Agreement shall be required.

Planning and Zoning Board

On September 8, 2021, the Planning & Zoning Board held a public hearing to review the preliminary plat for Lake Amelia Woods. One resident, Steve Gallop-6102 Centerville Road,

spoke in favor of the motorized boating restriction. The Board motioned to continue the public hearing to October 13, 2021 to allow the applicant time to address staff's and Board's concerns. There were no additional public comments. The Board recommended approval of the preliminary plat with a 5-0 vote.

Findings of Fact

Council Resolution No. 21-114 details the preliminary plat findings of fact.

RECOMMENDATION

The Planning & Zoning Board and staff recommend approval of the preliminary plat for Lake Amelia Woods with conditions listed in the resolution.

ATTACHMENTS

1. Aerial Map
2. Preliminary Plat Plan Set Excerpts prepared by Acre Land Surveying revision date 9/22/2021
3. Sheet C05, Site Grading Overall prepared by Civil Methods, Inc. revision date 9/22/2021
4. Resolution No. 21-114

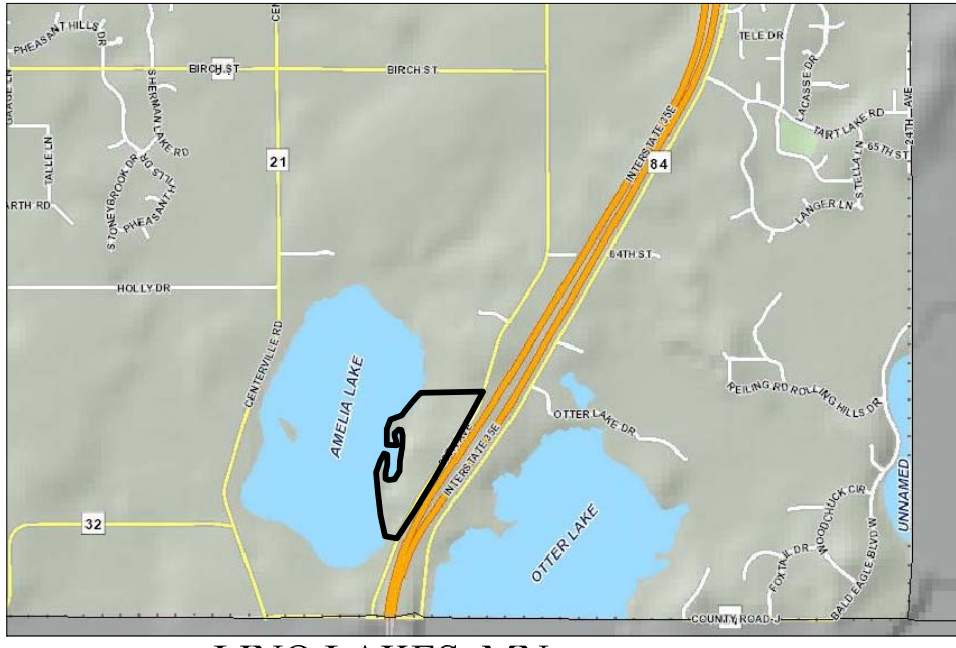


Aerial Map Lake Amelia Woods

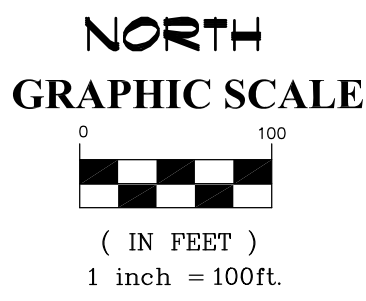


PRELIMINARY PLAT OF: "LAKE AMELIA WOODS" FOR: TJB HOMES, INC.

VICINITY MAP



LINO LAKES, MN NO SCALE



BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

APPLICANT
TJB HOMES, INC.
9100 BALTIMORE STREET NE
BLAINE, MN 55449
(763) 286-6868
THOMAS J. BUDZYNSKI, DEVELOPER

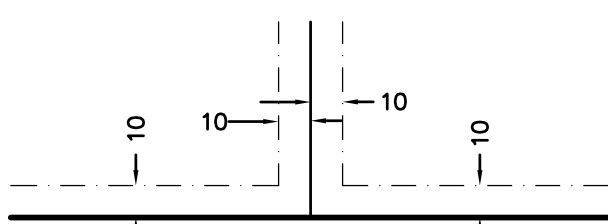
SURVEYOR / LAND PLANNER
ACRE LAND SURVEYING, INC.
9140 BALTIMORE STREET NE
SUITE 100
BLAINE, MN 55449
(763) 238-6278
JOSHUA P. SCHNEIDER, PLS

CIVIL ENGINEER
CIVIL METHODS, INC.
1551 LIVINGSTON AVENUE, SUITE 104
WEST ST. PAUL, MN 55118
(763) 210-5713
KENT BRANDER, P.E.

FOREST ECOLOGIST
MIDWEST NATURAL RESOURCES, INC.
1032 WEST SEVENTH ST. #150
ST. PAUL, MN 55102
(651) 788-0641
KEN ARNDT, SR. FOREST ECOLOGIST, CWD

OWNER
JOHN COMMERS
9100 BALTIMORE STREET NE
BLAINE, MN 55449
(763) 286-6868

DRAINAGE AND UTILITY EASEMENTS SHOWN THUS:

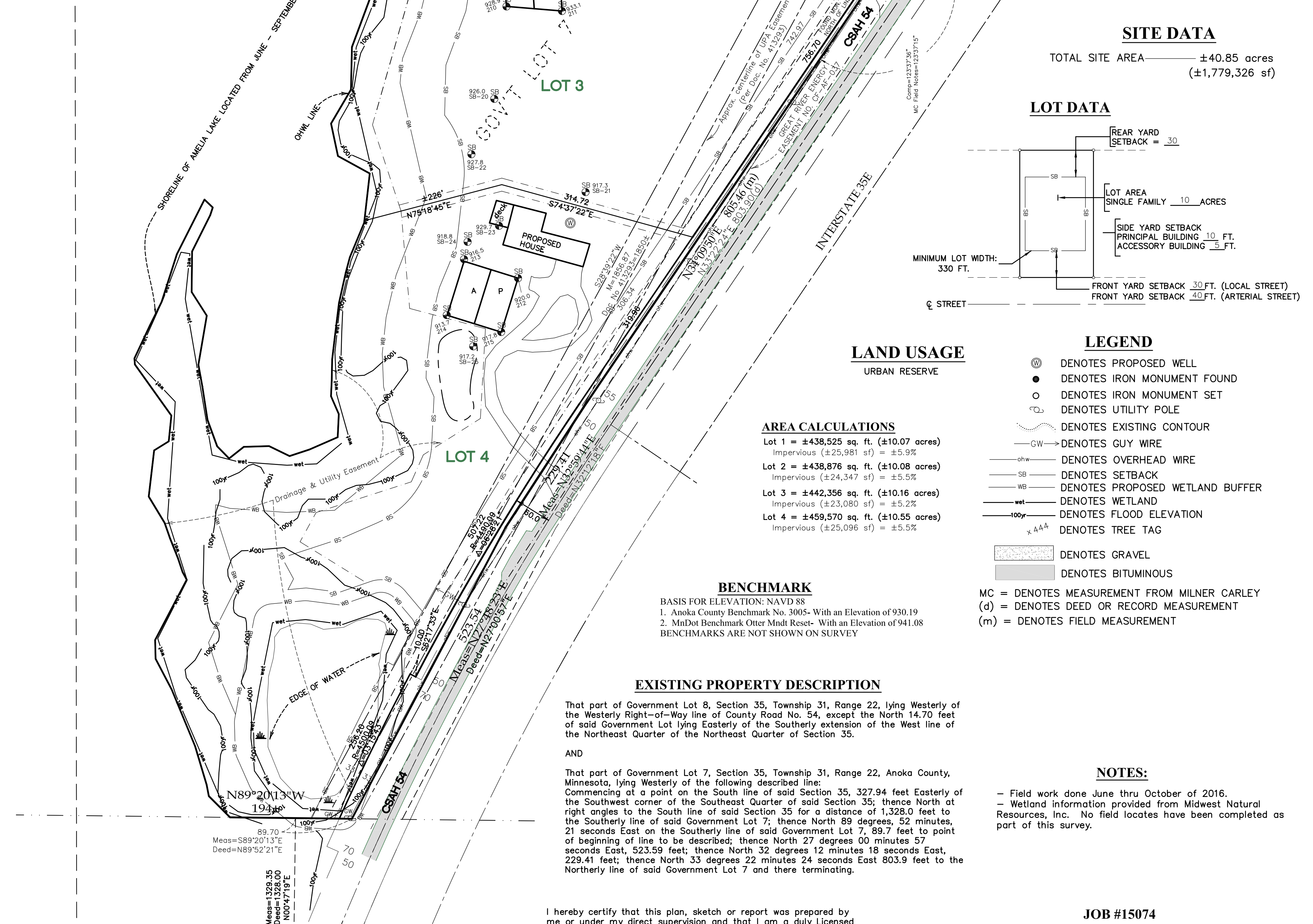


BEING 10 FEET WIDE ABUTTING SIDE PROPERTY LINES, RIGHTS-OF-WAY, UNLESS OTHERWISE INDICATED, AS SHOWN ON THE PLAT.

W 1/4 Cor. Sec. 35-31-22 (Cast Iron Monument)
N-S 1/4 Line Derived from MN DOT AND MC FIELD NOTES
N-S 1/4 Line Derived from MC BLOOMS ADDITION
E-W 1/4 Line Derived from Milner/Carley Surveys

N89°27'46"W
E-W 1/4 Line Derived from Milner/Carley Surveys

N89°27'46"W
SHORELINE OF AMELIA LAKE LOCATED FROM JUNE - SEPTEMBER OF 2016



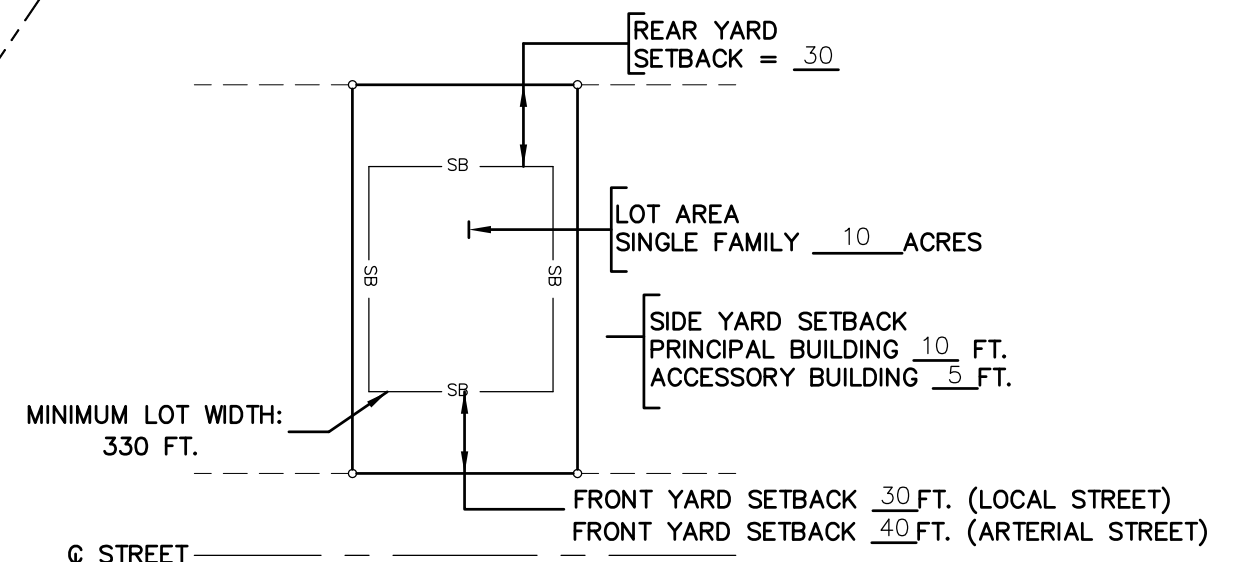
ZONING

EXISTING ZONING: RX (Rural Executive)
PROPOSED ZONING: RX (Rural Executive)

SITE DATA

TOTAL SITE AREA ±40.85 acres
(±1,779,326 sf)

LOT DATA



LAND USAGE

URBAN RESERVE

AREA CALCULATIONS

Lot 1 = ±438,525 sq. ft. (±10.07 acres)
Impervious (±25,981 sf) = ±5.9%
Lot 2 = ±438,876 sq. ft. (±10.08 acres)
Impervious (±24,347 sf) = ±5.5%
Lot 3 = ±442,356 sq. ft. (±10.16 acres)
Impervious (±23,080 sf) = ±5.2%
Lot 4 = ±459,570 sq. ft. (±10.55 acres)
Impervious (±25,096 sf) = ±5.5%

BENCHMARK

BASIS FOR ELEVATION: NAVD 88
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19
2. MinDot Benchmark Oter Mid/Reset- With an Elevation of 941.08
BENCHMARKS ARE NOT SHOWN ON SURVEY

EXISTING PROPERTY DESCRIPTION

That part of Government Lot 8, Section 35, Township 31, Range 22, lying Westerly of the Westerly Right-of-Way line of County Road No. 54, except the North 14.70 feet of said Government Lot lying Easterly of the Southerly extension of the West line of the Northeast Quarter of the Northeast Quarter of Section 35.

AND

That part of Government Lot 7, Section 35, Township 31, Range 22, Anoka County, Minnesota, lying Westerly of the following described line: Commencing at a point on the South line of said Section 35, 327.94 feet Easterly of the Southwest corner of the Southeast Quarter of said Section 35; thence North at right angles to the South line of said Section 35 for a distance of 1,328.00 feet to the Southerly line of said Government Lot 7; thence North 89 degrees, 52 minutes, 21 seconds East on the Southerly line of said Government Lot 7, 89.7 feet to point of beginning of line to be described; thence North 27 degrees 00 minutes 57 seconds East, 523.59 feet; thence North 32 degrees 12 minutes 18 seconds East, 229.41 feet; thence North 33 degrees 22 minutes 24 seconds East 803.9 feet to the Northerly line of said Government Lot 7 and there terminating.

I hereby certify that this plan, sketch 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.

JOSHUA P. SCHNEIDER
Date: 4-10-20 Reg. No. 44655
Revised: 9-22-21 (city comments)
Revised: 9-2-21 (septic borings #s)
Revised: 8-3-21 (city comments)
Revised: 5-20-21 (city comments)
Revised: 11-24-20 (city comments)

NOTES:

- Field work done June thru October of 2016.
- Wetland information provided from Midwest Natural Resources, Inc. No field locates have been completed as part of this survey.

JOB #15074

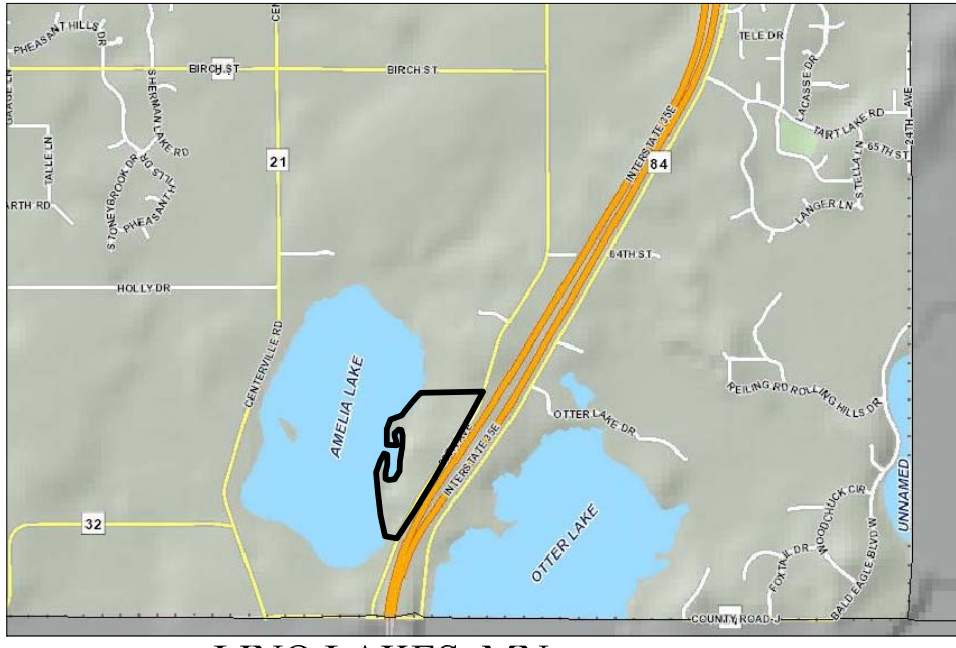
ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurveying@gmail.com

CERTIFICATE OF SURVEY W/TREE TAGS

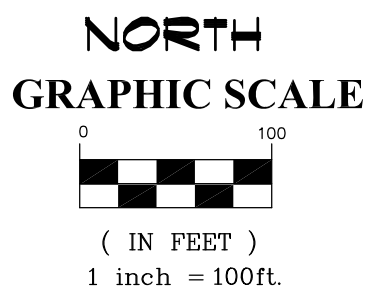
"LAKE AMELIA WOODS"

FOR: TJB HOMES, INC.

VICINITY MAP



LINO LAKES, MN NO SCALE



BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

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9100 BALTIMORE STREET NE
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(763) 286-6868
THOMAS J. BUDZYNSKI, DEVELOPER

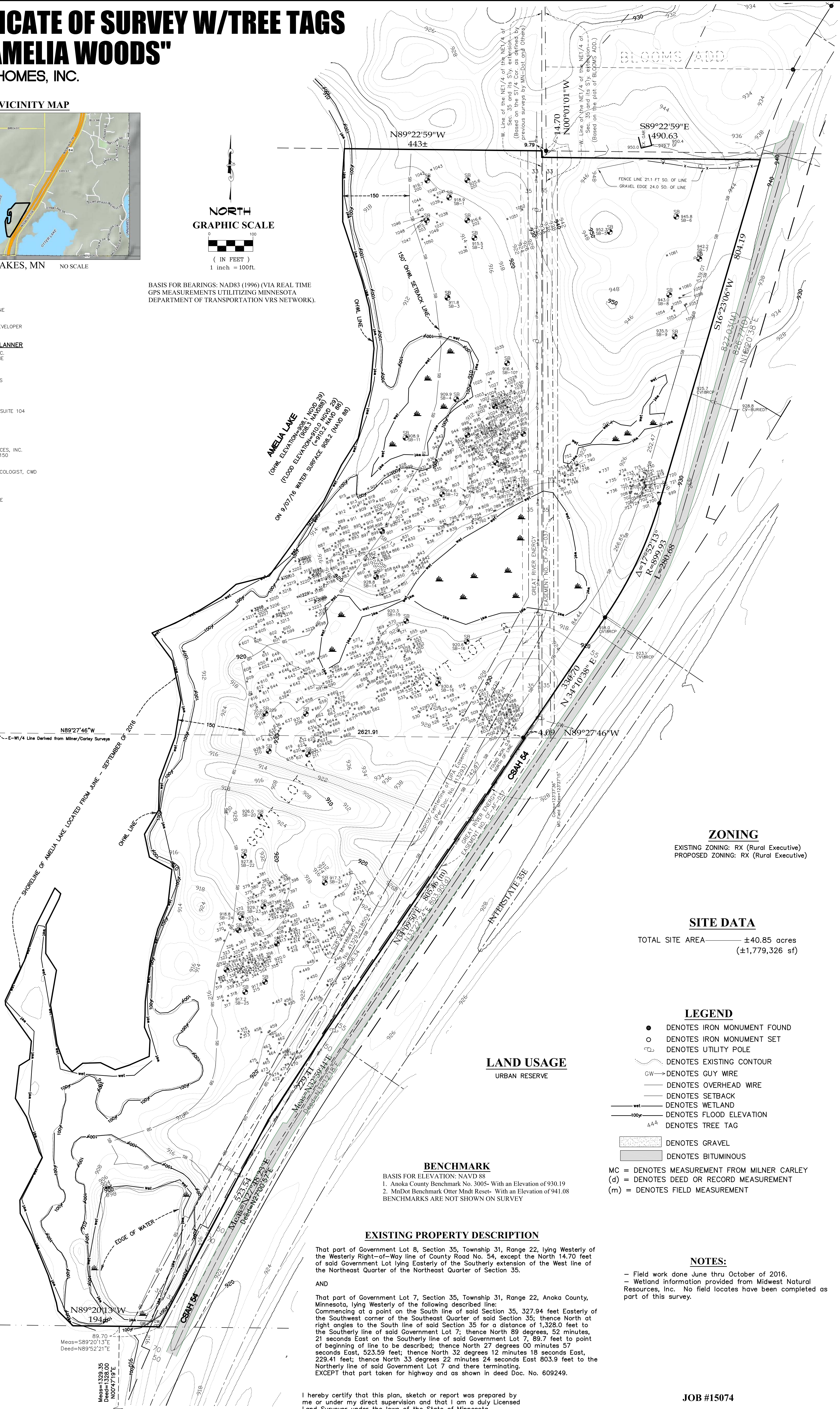
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N-S 1/4 Line Derived from MN DOT AND MC FIELD NOTES
(Cast Iron Monument)
E-W 1/4 Line Derived from Milner/Carley Surveys
SHORELINE OF AMELIA LAKE LOCATED FROM JUNE - SEPTEMBER OF 2016



ZONING

EXISTING ZONING: RX (Rural Executive)
PROPOSED ZONING: RX (Rural Executive)

SITE DATA

TOTAL SITE AREA ±40.85 acres
(±1,779,326 sf)

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES EXISTING CONTOUR
- GW DENOTES GUY WIRE
- DENOTES OVERHEAD WIRE
- DENOTES SETBACK
- wet DENOTES WETLAND
- 100yr DENOTES FLOOD ELEVATION
- AAA DENOTES TREE TAG
- ▨ DENOTES GRAVEL
- ▨ DENOTES BITUMINOUS
- MC DENOTES MEASUREMENT FROM MILNER CARLEY
- (d) DENOTES DEED OR RECORD MEASUREMENT
- (m) DENOTES FIELD MEASUREMENT

LAND USAGE

URBAN RESERVE

BENCHMARK

BASIS FOR ELEVATION: NAVD 88
1. Anoka County Benchmark No. 3005- With an Elevation of 930.19
2. MnDot Benchmark Otter Mndt Reset- With an Elevation of 941.08
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EXCEPT that part taken for highway and as shown in deed Doc. No. 609249.

I hereby certify that this plan, sketch 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.

JOSHUA P. SCHNEIDER

Revised: 9-22-21 (city comments)
Revised: 8-3-21 (city comments)
Revised: 5-20-21 (city comments)
Revised: 11-24-20 (city comments)
Revised: 5-26-20 (trees)
Date: 4-10-20 Reg. No. 44655

NOTES:

- Field work done June thru October of 2016.
- Wetland information provided from Midwest Natural Resources, Inc. No field locates have been completed as part of this survey.

JOB #15074

ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurvey@gmail.com

SHEET S2

Resource Inventory Map (see also Resource Inventory - Custom Soil Resource Report)

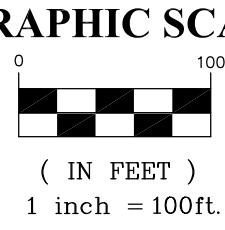
FOR: TJB HOMES, INC.

VICINITY MAP



LINO LAKES, MN NO SCALE

NORTH GRAPHIC SCALE



BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).

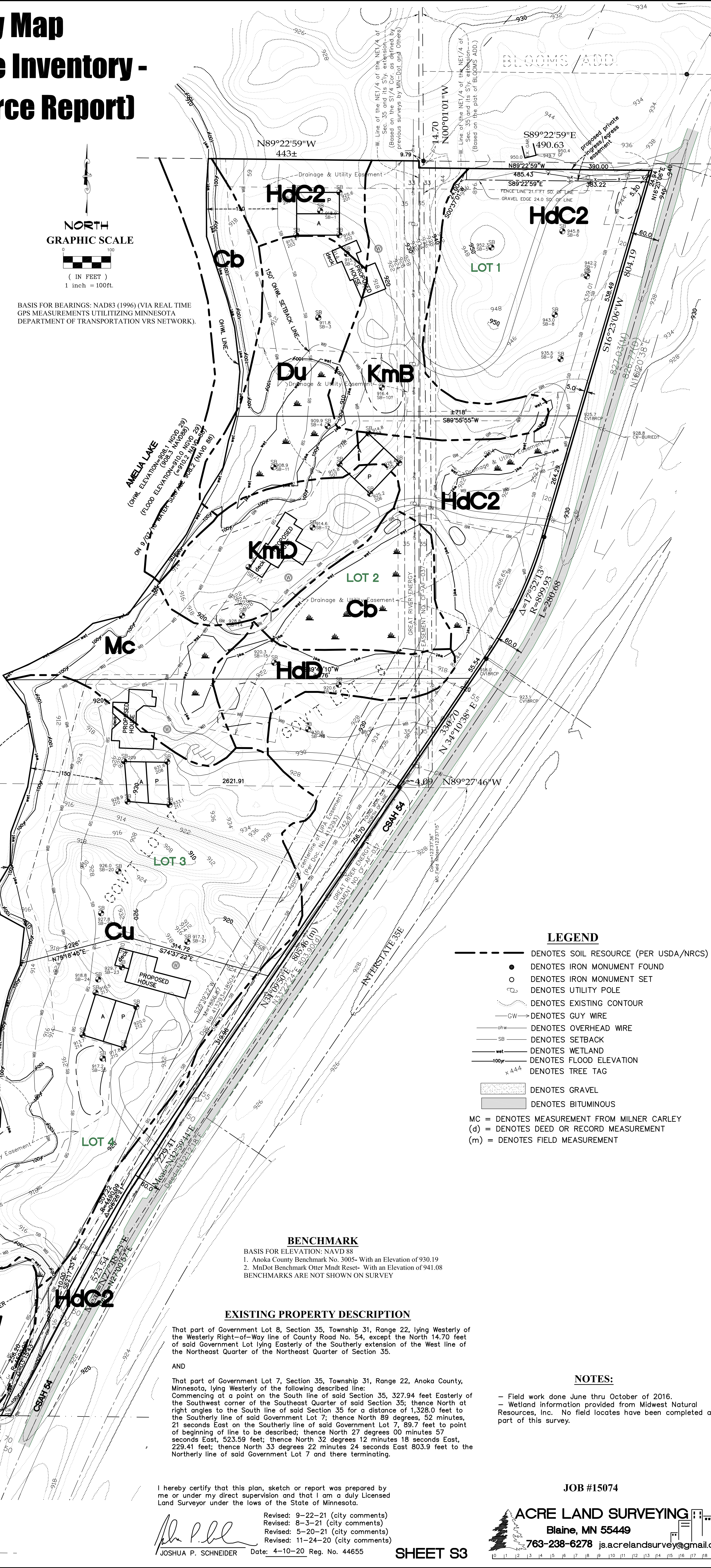
N-S 1/4 Line Derived from MN DOT AND MC FIELD NOTES
N-S 1/4 Line Derived from MC BLOOMS ADDITION

W 1/4 Cor. Sec. 35-31-22 (Cast Iron Monument)
E-W 1/4 Line Derived from Milner/Carley Surveys

SHORELINE OF AMELIA LAKE LOCATED FROM JUNE - SEPTEMBER OF 2016

MEASUREMENTS:
89.70 Meas=S89°20'13"E
Deed=N89°52'21"E
194.66 Meas=132°35'
Deed=1328.00
N00°47'19"E
327.94 S89°12'41"E

S1/4 Cor. Sec. 35-31-22 (Derived from MN-DOT Plans & Milner Carley field notes which shows an IP in-place of corner) NO MON. FOUND
S89°12'41"E 327.94
SW Cor. Sec. 35 (Cast Iron Mon)



LEGEND

- DENOTES SOIL RESOURCE (PER USDA/NRCS)
- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES EXISTING CONTOUR
- GW DENOTES GUY WIRE
- ohw DENOTES OVERHEAD WIRE
- SB DENOTES SETBACK
- wet DENOTES WETLAND
- 100yr DENOTES FLOOD ELEVATION
- x 444 DENOTES TREE TAG
- ▨ DENOTES GRAVEL
- ▨ DENOTES BITUMINOUS
- MC = DENOTES MEASUREMENT FROM MILNER CARLEY
- (d) = DENOTES DEED OR RECORD MEASUREMENT
- (m) = DENOTES FIELD MEASUREMENT

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I hereby certify that this plan, sketch 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.

Joshua P. Schneider
JOSHUA P. SCHNEIDER

Revised: 9-22-21 (city comments)
Revised: 8-3-21 (city comments)
Revised: 5-20-21 (city comments)
Revised: 11-24-20 (city comments)

Date: 4-10-20 Reg. No. 44655

NOTES:

- Field work done June thru October of 2016.
- Wetland information provided from Midwest Natural Resources, Inc. No field locates have been completed as part of this survey.

JOB #15074

ACRE LAND SURVEYING
Blaine, MN 55449
763-238-6278 js.acrelandsurveying@gmail.com

SHEET S3

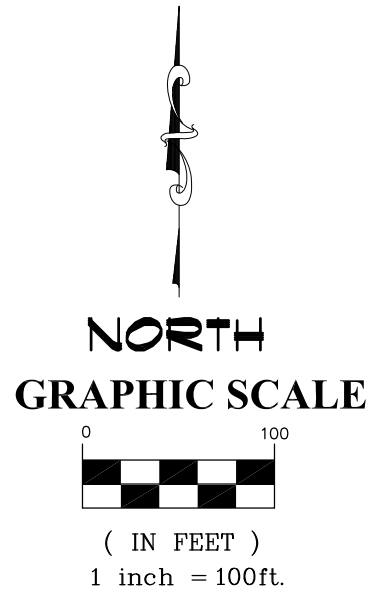
GROSS/CONTIGUOUS AREA of "AMELIA WOODS"

FOR: TJB HOMES, INC.

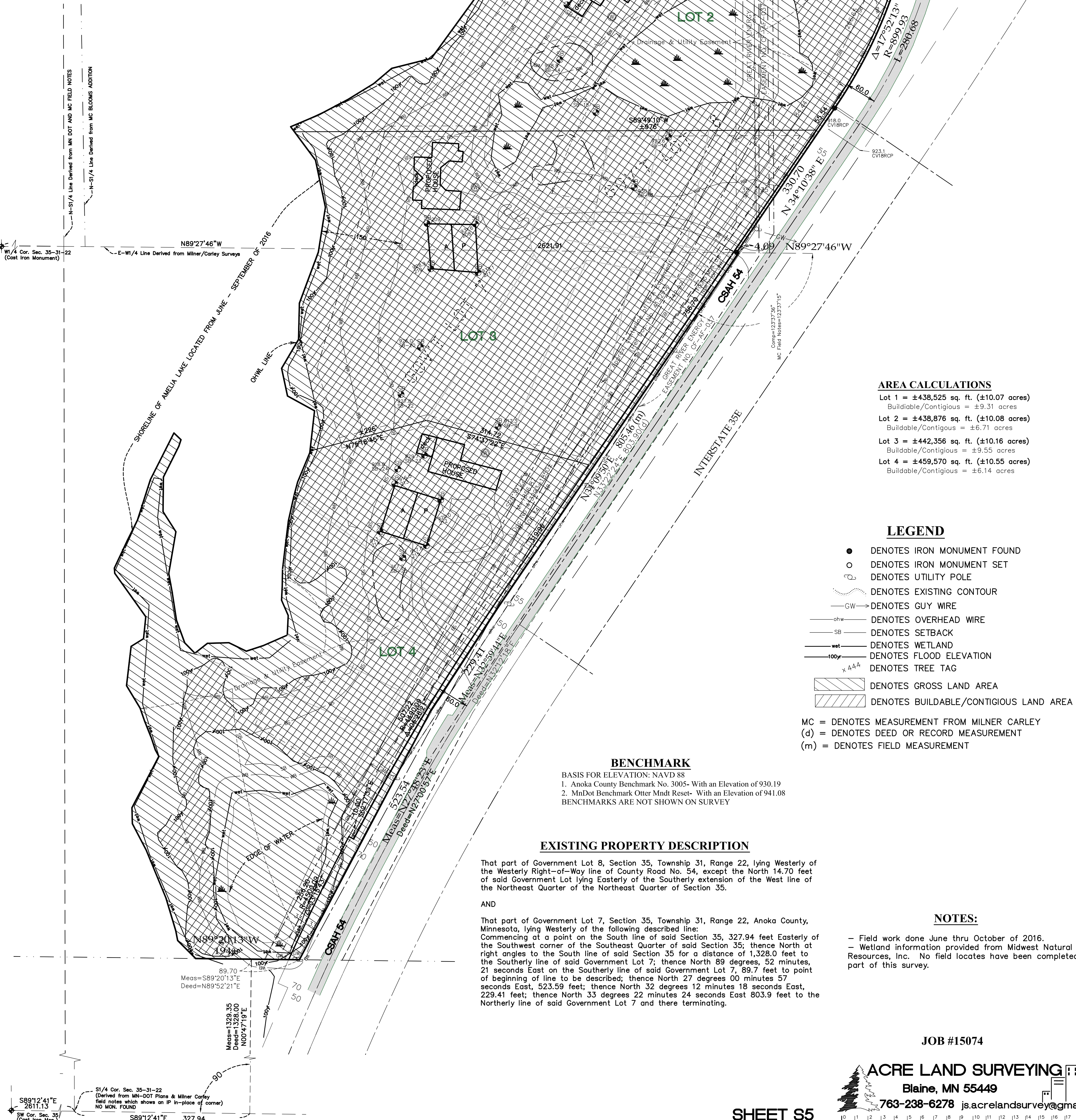
VICINITY MAP



LINO LAKES, MN NO SCALE



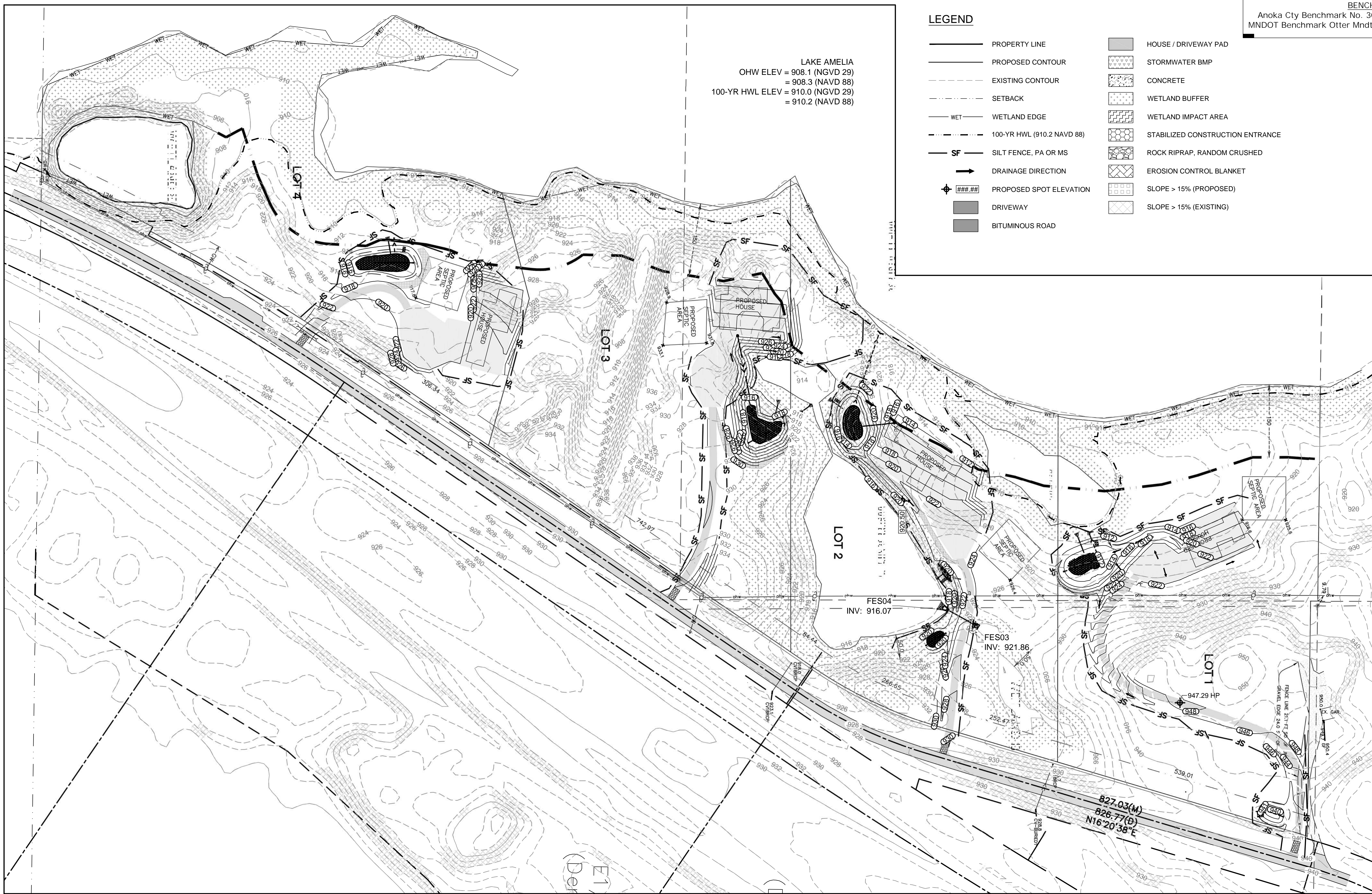
BASIS FOR BEARINGS: NAD83 (1996) (VIA REAL TIME GPS MEASUREMENTS UTILIZING MINNESOTA DEPARTMENT OF TRANSPORTATION VRS NETWORK).



JOB #15074

ACRE LAND SURVEYING
 Blaine, MN 55449
 763-238-6278 js.acrelandsurvey@gmail.com

SHEET S5

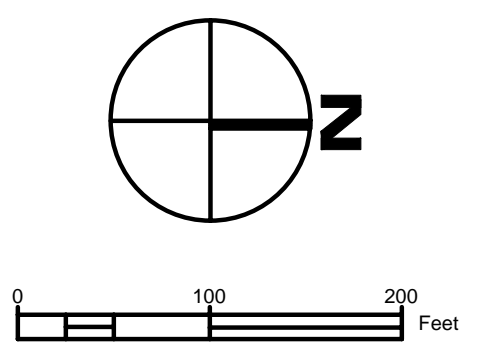


LAKE AMELIA
 OHW ELEV = 908.1 (NGVD 29)
 = 908.3 (NAVD 88)
 100-YR HWL ELEV = 910.0 (NGVD 29)
 = 910.2 (NAVD 88)

LEGEND

- PROPERTY LINE
- PROPOSED CONTOUR
- - - EXISTING CONTOUR
- - - SETBACK
- WET WETLAND EDGE
- - - 100-YR HWL (910.2 NAVD 88)
- SF SILT FENCE, PA OR MS
- DRAINAGE DIRECTION
- ◆###.## PROPOSED SPOT ELEVATION
- DRIVEWAY
- BITUMINOUS ROAD
- HOUSE / DRIVEWAY PAD
- STORMWATER BMP
- CONCRETE
- WETLAND BUFFER
- WETLAND IMPACT AREA
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK RIPRAP, RANDOM CRUSHED
- EROSION CONTROL BLANKET
- SLOPE > 15% (PROPOSED)
- SLOPE > 15% (EXISTING)

BENCHMARKS
 Anoka Cty Benchmark No. 3005, Elev = 930.19 (NAVD 88)
 MNDOT Benchmark Otter Mndt Reset, Elev = 941.08 (NAVD 88)



Print Date: 9/22/2021 3:04 PM
 File Loc: C:\CIVIL\Methods\Inc\CM\Documents\Projects\0642_TJB_Lake Amelia Woods\08_DRAWINGS AND SPECIFICATIONS\CADD\Sheets\0642_GRAADING.dwg

CIVIL METHODS, INC.
 PO Box 28038
 St. Paul, MN 55128
 763.210.5713 | www.civilmethods.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE STATE OF MINNESOTA.
PRELIMINARY NOT FOR CONSTRUCTION
 KENT E BRANDENBERG
 09-22-2021
 LIC. NO.: 44578

DESIGNED: KEB
 DRAWN: KEB
 CHECKED: DMP

DATE / REVISION:
 10-22-2020
 02-22-2020
 09-22-2020
 PRELIMINARY PLANS FOR PRELIMINARY PLAT SUBMITTAL - NOT FOR CONSTRUCTION
 ADDED FLOOD ELEVATION INFO PER CITY COMMENTS
 ADDITIONAL REVISIONS PER CITY AND OTHER AGENCY COMMENTS

OWNER:
TJB HOMES
 9100 BALTIMORE ST. STE 102
 BLAINE MN 55449

TITLE:
SITE GRADING - OVERALL
 LAKE AMELIA WOODS
 LINO LAKES, MN

SHEET NO.:
C05

**CITY OF LINO LAKES
RESOLUTION NO. 21-114**

APPROVING PRELIMINARY PLAT FOR LAKE AMELIA WOODS

WHEREAS, the City received a land use application for preliminary plat for Lake Amelia Woods hereafter referred to as “Development”; and

WHEREAS, City staff completed a review of the Development based on the following:

- Preliminary Plat Plan Set prepared by Acre Land Surveying revision date 9/22/2021
- Preliminary Plans for Grading prepared by Civil Methods, Inc. revision date 9/22/2021
- Wetland Delineation Report prepared by Midwest Natural Resources dated 10/12/2016
- Tree Preservation Plan prepared by Midwest Natural Resources dated 6/08/2020
- Resource Inventory prepared by Midwest Natural Resources dated 6/08/2020
- Geotechnical Exploration Report prepared by Independent Testing Technologies, Inc. dated 10/12/2016
- Stormwater Management Plan prepared by Civil Methods Inc. dated 6/18/2020; and

WHEREAS, a public hearing was held before the Planning & Zoning Board on September 8, 2021 and continued to October 13, 2021. The Board recommended approval of the Development with a 5-0 vote.

NOW, THEREFORE BE IT RESOLVED by The City Council of The City of Lino Lakes hereby makes the following:

FINDINGS OF FACT

Per Subdivision Ordinance Section 1001.013, Premature Subdivision:

(1) *General*. Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision*. A subdivision may be deemed premature should any of the following conditions not be met.

- (a) *Consistency with the Comprehensive Plan*. Including any of the following:
1. Land use plan;
 2. Transportation plan;
 3. Utility (sewer and water) plans;
 4. Local water management plan;
 5. Capital improvement plan; and
 6. Growth management policies, including MUSA allocation criteria.

Lake Amelia Woods is consistent with the goals and policies of the comprehensive plan in regards to resource management, land use, housing, transportation, sanitary waste disposal and water supply as detailed in the November 8, 2021 staff report. The development is also

consistent with the local water management plan, capital improvement plans and growth management policies.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;
 - c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

Lake Amelia Woods is a four (4) lot rural subdivision with private wells and septic systems. Per the 2040 Comprehensive Plan, the subject site is guided urban reserve and the land is preserved for post-2040 development. Land use prior to 2040 is limited to agricultural related uses and single family residential limited to 1 unit per 10 acres. The proposed development of 1 unit per 10 acres is consistent with the comprehensive plan's infill policies.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;

7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and
8. The city does not relinquish any rights of local determination.

Lake Amelia Woods meets the requirements for level of service (LOS). All four (4) lots are served by CSAH 54/20th Avenue which is an A-Minor Reliever. Street right-of-way 60 ft wide is required and provided on the preliminary plat. The A-Minor Reliever road has capacity for 4 additional lots. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;
2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

Lake Amelia Woods shall be served by an adequate water supply. Each lot will be served by a private well. The applicant has demonstrated that each lot can accommodate a well and potable water supply.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewered subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

Lake Amelia Woods is served with an adequate waste disposal system. Each lot will be served by a private septic system.

BE IT FURTHER RESOLVED by the City Council of The City of Lino Lakes hereby establishes that Lake Amelia Woods is not a premature subdivision; and

BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes hereby establishes the following conditions related to the Lake Amelia Woods development:

1. The lots will have limited ability to construct accessory structures, decks and additions due to OHWL setbacks, floodplain, wetland buffers and topography.
2. A private ingress/egress easement with exhibit related to the private driveway for 6351 20th Avenue shall be recorded.
3. A trail easement with exhibit 44ft wide along the south lot line of 6351 20th Avenue and 20ft wide along CSAH 54 shall be recorded.
4. Stormwater basins are required to minimize stormwater and pollutants from entering public waters.
5. A Wetland Buffer Declaration shall be recorded against each lot. Vegetated wetland buffers shall be managed and maintained in accordance with the declaration.
6. A minimum 75 foot wide vegetated wetland buffer along Wetland A (lake) equivalent to the shore impact zone area shall be required as a stormwater management best management practice (BMP) to minimize runoff pollutants from entering the lake.
 - a. One (1) access opening to the lake no greater than 20 feet wide is allowed on each lot.
 - b. Minimal impacts to the water willow, an identified rare, unique and significant resource along the lake shore, are allowed for the 20ft wide access.
 - c. No structures are allowed in the wetland buffer such as water-orientated accessory structures, boat houses, paver patios, sheds, etc.
7. All driveways shall be paved within the street right-of-way of CSAH 54/20th Avenue.
8. A licensed septic designer shall locate a primary and alternate site for private septic systems on each lot with consideration of wetland buffers, soil types and limitations, topography and shoreland district. This information shall be provided with each single family home building permit application.
9. No structures, stormwater facilities and private septic systems shall be located within the 150ft OHWL setback, 40ft CSAH 54 setback or 10ft side yard building setbacks.
10. No structures and septic systems shall be located in the wetland buffers.
11. The City's review and comments on the ghost plat do not grant any rights to develop the property as depicted on the ghost plat.

BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes hereby approves the preliminary plat for Lake Amelia Woods Addition subject to the following items being addressed in conjunction with the final plat submittal:

1. Comments from City Engineer Letter dated October 6, 2021 shall be addressed.
2. Comments from the Environmental Coordinator letter dated October 1, 2021 shall be addressed.
3. Per MNDNR October 6, 2021 email, the OHWL elevation (NAVD 88) shown on the preliminary plat shall be revised to reflect the DNR's official complete value which is 908.36.
4. The applicant shall prepare a draft Private Ingress/Egress Easement document and exhibit clearly showing the location of the driveway easement related to 6351 20th Avenue for City review and approval.
 - a. Only the exhibit has been submitted. The actual draft easement document shall also be submitted.

5. Trail Easement:
 - a. The City shall draft a trail easement document.
 - b. The applicant shall draft a trail easement exhibit clearly showing a 44 ft wide easement along the south lot line of 6351 20th Avenue and 20 ft wide easement along CSAH 54/20th Avenue for City review and approval.
6. Wetland Buffer Declaration:
 - a. The City shall draft a wetland buffer declaration.
 - b. The applicant shall draft Attachment A-Wetland Buffer exhibit.
 - i. Wetland buffer widths shall be consistent with VLAWMO requirements and the 75 ft wide buffer along Wetland A.
 - ii. The attachment shall show the location of the free-standing markers and include the City's wetland buffer sign detail.
 - c. The applicant shall have a wetland specialist draft Attachment B-Wetland Buffer Vegetation Management Plan.
7. The applicant shall provide documentation that the UPA Easement is in the process of being vacated.
8. Sheet S1, Preliminary Plat:
 - a. The 59ft wide drainage and utility easement shown along the north lot line shall only be as wide as needed.
 - i. The trail easement and drainage & utility easement are not the same type of easement.
 - b. The drainage and utility easement on Lot 4 north of the wetland shall clearly tie into the easement along CSAH 54.
 - c. The drainage and utility easement on the south end of Lot 4 shall be a minimum of 20 ft wide along CSAH 54.
 - d. It shall be noted on the preliminary plat and future certificate of surveys, "The lots will have limited ability to construct accessory structures, decks and additions due to OHWL setbacks, floodplain, wetland buffers and topography."
 - e. Structures, stormwater facilities and private septic systems shall not be located within the 150 ft OHWL setback, 40 ft CSAH 54 setback or 10 ft side yard building setbacks.
 - i. On Lot 1, the stormwater facility is in 40ft setback and trail corridor. This shall be revised.
9. Sheet S4, Ghost Plat:
 - a. The ghost plat shall be revised to reflect a street right-of-way extending to the north parcel PID #35-31-22-12-0001.
 - i. The house on Lot 1 shall meet 30 ft setback from ghost plat street right-of-way.
 - ii. Include revision dates
10. Sheet TR1-TR2, Tree Preservation and Tree Mitigation Plan:
 - a. The stormwater/raingarden basins are not part of the basic use area. All plans and mitigation calculations shall be revised accordingly.
11. Sheets C01-C05, Site Grading:
 - a. Structures, stormwater facilities and private septic systems shall not be located within the 150 ft OHWL setback, 40 ft CSAH 54 setback or 10 ft side yard building setbacks. The plans shall be revised.
 - i. On Lot 1, the stormwater facility is in 40ft setback and trail easement. This shall be revised.

- b. Plan sheets shall clearly show a hard surfaced driveway approach within the road right-of-way and no greater than 26 ft wide.
 - i. This needs to be more clearly shown. The legend for Driveway, Bituminous Road and House/Driveway Pad look the same.

Adopted by the Council of the City of Lino Lakes this 8th day of November, 2021.

The motion for the adoption of the foregoing resolution was introduced by Council Member _____ and was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor thereof:

The following voted against same:

Rob Rafferty, Mayor

ATTEST:

Julianne Bartell, City Clerk

WORK SESSION STAFF REPORT
Work Session Item No. 4

Date: November 1, 2021
To: City Council
From: Katie Larsen, City Planner
Re: Belland Farms Preliminary Plat

Background

At the Work Session, staff will present the November 8, 2021 Council staff report.

The property owner, Rehbein Properties, is platting two (2) commercial lots. Lot 1 is 1.76 acres for the purpose of constructing a 12,230 sf medical eye clinic. Lot 2 will be a future commercial development and a formal site plan will be reviewed at later date. The name of the preliminary plat is Belland Farms. The name of the medical eye clinic is Associate Eye Care Partners (AECP).

Requested Council Direction

None, discussion only.

Attachments

1. November 8, 2021 Council Staff Report

**CITY COUNCIL
AGENDA ITEM 6C**

STAFF ORIGINATOR: Katie Larsen, City Planner

MEETING DATE: November 8, 2021

TOPIC: Consider Resolution No. 21-115 Approving Preliminary Plat for Belland Farms

VOTE REQUIRED: 3/5

INTRODUCTION

Staff is requesting City Council consideration of the preliminary plat for Belland Farms.

Complete Application Date:	September 17, 2021
60-Day Review Deadline:	November 16, 2021
120-Day Review Deadline:	January 15, 2022
Environmental Board Meeting:	September 29, 2021
Park Board Meeting:	N/A
Planning & Zoning Board Meeting:	October 13, 2021
City Council Work Session:	November 1, 2021
City Council Meeting:	November 8, 2021

BACKGROUND

The property owner, Rehbein Properties, is platting two (2) commercial lots. Lot 1 is 1.76 acres for the purpose of constructing a 12,230 sf medical eye clinic. Lot 2 will be a future commercial development and a formal site plan will be reviewed at later date. The name of the preliminary plat is Belland Farms. The name of the medical eye clinic is Associate Eye Care Partners (AECPP).

The Land Use Application is for the following:

- Preliminary Plat
 - Lots 1-2 and Outlots A-B, Belland Farms
- Site Plan Review
 - Commercial Medical Eye Clinic

This staff report is based on the following information:

- Project Narrative prepared by SRA dated September 13, 2021

- Belland Farm Civil Plan Set prepared by Carson McCain dated September 17, 2021
- Associate Eye Care Partners Eye Clinic Building Site Improvement Plans prepared by Carlson McCain dated September 17, 2021
- Architectural Plans and Perspectives prepared by SRa dated September 17, 2021
- Storm Water Management Plan prepared by Carlson McCain dated September 13, 2021
- Geotechnical Evaluation Report prepared by Braun Intertec dated September 1, 2021
- Wetland Permit Application prepared by Kjolhaug Environmental Services Company, Inc. dated September 13, 2021

ANALYSIS

Existing Site Conditions

The 18 acre site is located in the northwest quadrant of CSAH 14 (Main Street) and 24th Avenue. 24th Avenue/Elmcrest Avenue is the municipal boundary between the City of Lino Lakes and the City of Hugo. The site is currently vacant commercial land with cropland, a small wooded area and wetlands. A 66 ft wide Minnesota Pipeline Easement bisects the site. Elevations range from 920EL in the south east portion of site down to 912EL at wetland in northwest corner of site. The soils are clayey sand and sandy lean clay. Hydrologic soil group is C. Groundwater elevations range from 908 to 912EL.

Zoning and Land Use

The parcel is zoned GB, General Business and allows for office business-clinical as a permitted use. The parcel is guided commercial per the City’s 2040 Comprehensive Plan.

Current Zoning	GB, General Business
Existing Land Use	Agricultural
Future Land Use per 2040 Comp Plan	Commercial
Utility Staging Area	1A=20018-2025

Surrounding Zoning and Land Use

Direction	Zoning	Existing Land Use	Future Land Use
North	R-BR, Rural Business Reserve	Agricultural	Commercial
South	LI, Light Industrial	Industrial	Industrial
East	PUD (City of Hugo)	Commercial	Commercial
West	GB, General Business	Vacant Commercial	Commercial

Subdivision Ordinance

Conformity with the Comprehensive Plan and Zoning Code

The preliminary plat is consistent with the comprehensive plan for commercial development and zoning code requirements for GB, General Business as detailed below.

Blocks and Lots

The proposed preliminary plat contains Lots 1-2, Block 1 and Outlots A-B, Belland Farms.

Parcel	Acres	Purpose
Lot 1, Block 1	1.76 acres	Medical Eye Clinic
Lot 2, Block 1	1.99 acres	Potential Future Daycare
Outlot A	0.46 acres	Stormwater Pond
Outlot B	12.83 acres	Future development
TOTAL	17.04 acres	

Since there is no underlying preliminary plat and development plans for Outlot B, the outlot will need to be preliminary and final platted in the future. This will be similar to the development of Main Street Shoppes and Otter Crossing to the west.

Staff Comment:

1. Rosemary Way street right-of-way shall extend to the west lot line on the preliminary plat.
2. Lot 3 shall be shown on the preliminary plat to the west of Lot 2.
3. Lot 3 shall be final platted as an outlot.
4. Outlot A contains a publicly maintained stormwater pond and it shall be deeded to the City after it has been installed, established and approved by the City.

Streets and Alleys

Rosemary Way is a public street aligning with Rosemary Way in the City of Hugo and extends from 24th Avenue west across the north lot lines of Lots 1-2, Block 1. The public street is proposed at 32 ft wide paved back to back with 60 ft of street right-of-way. Additional street right-of-way may be needed in order to accommodate turn lanes and sidewalk.

Street right-of-way 33.5 ft in width is being dedicated along 24th Avenue creating a full 66ft of right-of-way. No additional street right-of-way is required along 24th Avenue.

Staff notes Rosemary Way will eventually extend west and connect to Otter Lake Road to serve future development in both Belland Farms and Main Street Shoppes. This connection will create an important “backage road” from the City of Hugo and parallel to CSAH 14/Main Street to support transportation in the area. CSAH 14/Main Street is an A-Minor Connector

road and has limited access points throughout the corridor. Southbound 24th Avenue access onto CSAH 14/Main Street is right in/right out.

This future street connection is also supported by Lino Lake Public Safety in order to provide faster and more direct emergency response from CSAH 14 and Otter Lake Road.

This future street connection is further supported by the following City Code Sections:

§ 1001.096 LAND REQUIREMENTS.

(2) Proposed subdivisions shall be coordinated with surrounding properties and/or neighborhoods so that the city as a whole may develop efficiently and harmoniously.

§ 1001.100 STREETS AND ALLEYS.

(3) *Streets, continuous.* Except for cul-de-sacs, streets shall connect with streets already dedicated in adjoining or adjacent subdivisions or provide for future connections to adjoining unsubdivided tracts, or shall be a reasonable projection of streets in the nearest subdivided tracts. The arrangement of thoroughfares and collector streets shall be considered in their relation to the reasonable circulation of traffic, to topographic conditions, to runoff of storm water, to public convenience and safety, and in their appropriate relation to the proposed uses of the area to be served.

Staff Comment:

1. Rosemary Way street right-of-way shall extend to the west lot line on the preliminary plat.
2. A final plat submittal that shows the Rosemary Way street right-of-way shifting north or south shall not be deemed inconsistent with the preliminary plat provided that such location is approved by the City.
3. The final plat may show the street right-of-way extending only along Lot 1 and Lot 2.
4. Per the City Engineer, the applicant shall add a designated right turn lane on Rosemary Way onto southbound 24th Avenue. The left lane will be a left/thru onto Rosemary Way. Applicant to increase the right-of-way size to 66-ft wide.

Easements

Standard drainage and utility easements at least 10 feet wide have been provided over the lots lines and over Outlot A. An oversized 30 ft wide drainage & utility easement is provided along the east lot line of Lot 1 for drainage to the stormwater pond.

Several separate easement documents have been recorded along CSAH 14 (Main St). These easements are for trail, drainage & utility purposes.

Staff Comment:

1. Standard drainage & utility easements 10 ft wide shall be recorded over Wetlands 1 and 2.
2. Wetlands 4 and 5 are anticipated to be impacted and mitigated with future development and do not require easements at this time.

Public Land Dedication

The City will collect a cash fee of \$9,450 in lieu of land dedication for commercial development for final platted Lots 1 and 2, Block 1, Belland Farms. A trail shall be constructed along the west side of 24th Avenue between Rosemary Way and CSAH 14/Main Street. The City will reimburse the developer for the trail construction costs. The trail shall be installed by the developer and maintained by the City.

Belland Farms	
3.75 acres x \$2,520 per acre =	\$9,450 ^a

^a Trail construction costs will be reimbursed to the developer.

Site and Building Plan Review

Site Plan

This site and building plan review is only for Lot 1, Block 1, Belland Farms and the proposed 12,230 sf medical eye clinic. Lot 2 indicates a future daycare and site plan review will occur at a future date upon the submission of a separate land use application.

The building is located in the southeast corner of the site with parking lot and stormwater pond in the rear yard. Sidewalk extends around the building south to CSAH 14/Main Street.

Staff has completed a full site and building plan review of the project. Overall, the proposed site plan and building meets ordinance and performance standard requirements unless otherwise noted.

Staff Comments:

1. A 5 ft wide concrete sidewalk shall be constructed along the south side of Rosemary Way.
2. Future development to the north of Rosemary Way will require sidewalk construction on the north side of the street.
3. An 8.5 ft wide bituminous trail shall be constructed along the west side of 24th Avenue from Rosemary Way to CSAH 14/Main Street.
4. The sidewalk north of the building on Lot 1 shall extend east and connect with the new trail.

Lot Size and Setbacks

The front lot line is along CSAH 14 (Main Street). The rear lot line is along Rosemary Way. This is consistent with Main Street Shoppes and Otter Crossing developments to the west.

	GB Requirements	Lot 1	Lot 2^a
Min. Lot Size	20,000 sf	76,808 sf	86,899 sf

Min Lot Width	100 ft	245 ft	229 ft
Setbacks-Street	Required	Proposed	Proposed
Principal Building-CSAH 14 (arterial)	40 ft	67 ft	95 ft
Principal Building-24 th Ave (local)	30 ft	30 ft	NA
Parking Lot	15 ft	28 and 31 ft	NA
Setbacks-Side Yard	Required	Proposed	Proposed
Principal Building	10 ft	95 ft	20 & 75 ft
Accessory Building	10 ft	NA	16 & 192 ft
Parking Lot/Driveway	10 ft	20 ft	15 & 35ft
Setbacks-Rear Yard (Rosemary Way)	Required	Proposed	Proposed
Principal Building	30 ft	88 ft	200 ft
Accessory Building (trash enclosure)	5 ft	120 ft	175 ft
Parking Lot/Driveway	10 ft	20 ft	74 ft

^aA Land Use Application for full Site Plan Review of Lot 2 and Lot 3 will be required upon development of that site.

Architectural Plans and Exterior Building Materials

The medical eye clinic building is single story with exterior materials consisting of brick, glass and fiber cement panel. The color palette consists of earth tone dark gray, brown, light tan brick, light gray fiber cement panel and dark bronze flashing. The materials and percentages are compliant with performance standards.

The building height is 18’ 0” which is less than that maximum 45 ft allowed.

A trash enclosure is proposed on the north side of the building. Construction details provided on Sheet A200 indicate dark ironspot brick and champagne brick to match the main building. The gate is a dark composite wood swing gate that has 100% opacity. The enclosure is 8’ 0” in height. The trash enclosure meets performance standards.

Per Sheet A300, the mechanical equipment is located on the rooftop and screened by a mechanical screen.

The building will be sprinkled for fire suppression.

Outdoor Lighting

Per Section 1007.043(6)(d), no light source shall exceed 1.0 foot candle onto right of way or 0.4 foot candle onto adjacent property. Sheet M, Site Photometric Plan indicates light sources exceeding these limits and shall be revised.

Light fixtures on the 27 ft high poles are down lit and cutoff as required by city code. Architectural entry access lights are allowed on the front and side elevations.

Off-Street Parking Requirements

Per City Code Section 1007.044(6), medical clinics require 3 spaces plus at least 1 space per 200 sf of floor area. The 12,480 sf medical eye clinic would require 62 parking stalls. The site plan provides 74 parking stalls so this requirement is met.

The site plan shows 12 additional future parking stalls west of Outlot A. These stalls are not needed to meet City requirements.

Grading Plan and Stormwater Management

Per the Stormwater Management Plan prepared by Carlson McCain dated September 13, 2021, all stormwater from the site currently either drains to a culvert located in the southeast corner of the site or to the north to the wetland located in the northwest corner of the site. The wetland located in the southwest corner of the site overflows to the culvert located in the southeast corner of the site.

The proposed drainage boundary will contain approximately 2.723 acres of impervious surface, which includes the public street, Lot 1 and Lot 2 for a net increase of 2.420 acres. One wet sedimentation basin will be constructed in Outlot A to provide water quality and rate control for the site. Due to onsite soils consisting primarily of clay type soils, infiltration is not feasible at this site. All stormwater that doesn't flow to the basin will ultimately flow to the culvert located in the southeast corner of the site.

The proposed stormwater management facility has been reviewed by the City Engineer and RCWD to determine compliance for rate control, water quality and volume control.

Public Utilities

The medical eye clinic and future commercial development will be municipally served by a 27" PVC sanitary sewer located along 24th Avenue and an 8" PVC along Rosemary Way.

The subject site is located in Utility Staging Area 1A (2018-2025) and Sanitary District 5 (Sub-District 5A). Sanitary flows from this district are conveyed to the southeast, discharging into the MCES Lino Lakes Relief Interceptor located at the intersection of CSAH 14 and 24th Avenue.

It should be noted that current development east of I-35E and north of CSAH 14/Main Street in Otter Crossing and Main Street Shoppes is being served by Sanitary Sewer District 3 and the sanitary sewer main located in Otter Lake Road in order to help facilitate and expedite development. Future land development within Sanitary District 5 shall be evaluated for capacity and flow to either District 3 or District 5.

The development will be municipally served by an 8" DIP watermain located along 24th Avenue and Rosemary Way.

Tree Preservation and Mitigation Standards

The Environmental Coordinator and Environment Board reviewed the tree preservation and landscaping requirements. The following comments are from the September 29, 2021 Environmental Board staff report.

Sheet TP1, Tree Preservation Plan calls for removal of 46 trees, most of which are in the southern portion of lot 2. Twenty-six (26) removals are in Basic Use Areas, non-Environmentally Sensitive Areas (ESA). These will not require mitigation. There are 20 trees being removed that are not located in Basic Use Areas or Environmentally Sensitive Areas. These trees will require mitigation of 27 trees.

Undesirable species do not have to be mitigated for. Removals of a 22" and 8" ash will not require mitigation trees to be planted. The total number of replacement trees required is 24.

Open Areas Landscape Standards

The purpose of these standards is to provide general site beautification and high aesthetic quality with a mix of plant materials in open areas. Open area landscape standards call for 1 large tree and 3 large shrubs per 2,000 sf.

The following substitutions are allowable:

1 large tree = 1.5 medium or 2 small trees

1 large shrub = 1.5 medium or 3 small shrubs

31,252 sf of open space calls for 16 large trees and 47 large shrubs.

The plan has 22 large tree or large tree equivalents near open space that would meet open space standards. The shrubs on site are associated with foundation and buffer and screen standards. The 13 large shrubs associated with the accent for the entrance sign should count towards open space standards. There will be 34 more shrubs required that should be planted in open space. Specifically, these shrubs should be placed around the stormwater basin, along the turf area on the building's east perimeter, or the stormwater runoff area in the south of the building.

Buffer and Screen Standards

The purpose of this requirement is to separate and buffer different land use types, screen roads and parking, and screen utility and loading areas. Continuous, year-round planting screens require, at the minimum, a double row of plants with triangulated spacing.

Buffers and screens around the parking lot meet the requirements.

Canopy Cover

Canopy cover standards call for a minimum of 40% canopy coverage. Canopy coverage values are calculated per tree based on the anticipated size 15 years after planting, and the distance to hardscape edge from the planting location.

Vehicular hardscape planned:	27,227 sq. ft.
Canopy cover requirement:	10,891 sq. ft.
Canopy cover provided:	9,350 sq. ft.

Canopy cover requirements have not been met. The 3 large trees near the future parking lot just west of the stormwater basin would add 1,800 sq. ft. of canopy cover if they were moved closer to the parking lot access road. Alternatively, if the future parking lot stalls were added, the vehicular hardscape and canopy cover totals must be recalculated.

Foundation Landscaping

The purpose of these standards is to soften and enhance building architecture, define access points, add color and seasonal interest, and to blend buildings in with the natural environment. These standards apply to building fronts and sides facing public or private streets.

2 large trees and 6 large shrubs are required per 100 linear feet of building. These plants should be within 30 feet of the building.

The following substitutions are allowable:

- 1 large tree = 1.5 medium or 2 small trees
- 1 large shrub = 1.5 medium or 3 small shrubs

For 480 linear feet of applicable foundation, 10 large trees and 29 large shrubs (or acceptable substitutes) are required for the north, east, and south building faces.

The plans indicate 4 large trees, 11 medium trees, 8 large shrubs and 116 medium shrubs.

These substitutions are equivalent to 11 large trees and 85 large shrubs.

The foundation landscape requirements have been met.

Sod and Ground Cover Standards

All areas not otherwise improved in accordance with the approved site plans shall have a minimum depth of 4 inches of topsoil and be sodded including boulevard areas. Seed may be provided in lieu of sod in certain cases, including when the area is adjacent to natural areas or wetlands.

The area around the stormwater basin will be seeded with MN DOT 34-271 wet meadow seed mix, with 35-241 mesic prairie seed mix at higher elevations extending south along the eastern perimeter. Sod is proposed for the rest of the site.

A native seed mix should be used for the low runoff area in the southeast corner of the site in lieu of sod.

Boulevard Trees

Boulevard trees are not required for commercial developments.

Signage

A monument sign pad is shown on the northwest corner of Lot 1. A separate Sign Permit Application with detailed sign information is required for any on site or building signage.

Impervious Surface Coverage

The allowed impervious surface coverage per lot in the GB, General Business District is 75%. Lot 1 has 59% impervious surface. Lot 2 has 52% impervious surface. The proposed post-development impervious surface coverages are compliant.

Traffic Study

A formal traffic study is not required for the 2 lot commercial subdivision. The updated 2020 I-35E Corridor AUAR analyzed traffic impacts for commercial development along this entire corridor. The proposed medical and commercial building are consistent with AUAR Land Use Scenarios #1 and #2 for commercial development. CSAH 14 (Main Street) is an A Minor Collector road and has capacity to handle the commercial traffic.

Future development of Outlot B may require a traffic study to evaluate impacts to 24th Avenue, Rosemary Way, CSAH 14/Main Street and Otter Lake Road.

Alternative Urban Areawide Review (AUAR)

The site is within the 2005 I-35E Corridor AUAR environmental review boundary. The AUAR was updated in May 2020. The AUAR identifies this site as commercial in the land use scenarios. The Belland Farms project is consistent with commercial development. No further environmental assessment is required.

Wetlands

Per the Wetland Permit Application prepared by Kjolhaug Environmental Services prepared on September 13, 2021, a WCA Notice of Decision for wetland delineation was issued by RCWD on September 7, 2021. Five (5) wetlands were delineated on site.

Wetland	Acres
---------	-------

1	2.47
2	0.56
3	0.74
4	0.08
5	0.05
Total	3.9

The 2 lot commercial subdivision requires 0.7381 acres of permanent wetland impacts to Wetland 3. Wetland impacts will be mitigated via the purchase of wetland bank credits from the City of Blaine Wetland Bank #1664.

The wetlands are not within the Wetland Management Corridor (WMC) so WMC wetland buffers are not required.

Staff Comments:

1. Standard drainage & utility easements 10ft wide shall be recorded over Wetlands 1 and 2.
2. Wetlands 4 and 5 are anticipated to be impacted and mitigated with future development and do not require easements at this time.

Shoreland District

The development is not located in the Shoreland District.

Floodplain

There is no FEMA floodplain on site.

Anoka County Highway Department

Anoka County Highway Department reviewed the preliminary plat and has no concerns with the plat as proposed.

City of Hugo Comments

The City of Hugo provided a comment letter on October 4, 2021. They recommend a development and construction phasing plan, transportation corridor study, and Elmcrest Avenue/24th Avenue and Rosemary Avenue improvements.

Lino Lakes staff communicated with Hugo staff that Lino Lakes is in the process of analyzing alternative transportation routes for the extension of Otter Lake Road. This corridor will extend north and connect to 24th Avenue and serve as a north-south A-Minor Arterial Expander road serving future commercial and industrial development in the area. 24th Avenue south of the connection will continue to serve as a local road capable of handling the 2 lot commercial

development. The new street section of Rosemary Way in Lino Lakes will have turn lanes onto 24th Avenue.

Future development of Outlot B, Belland Farms will require a thorough analysis of transportation corridors and necessary road improvements with input from Anoka and Ramsey Counties and the City of Hugo.

Public Safety Comments

Deputy Director-Fire Division L'Allier notes concerns regarding access to the Belland Farms development for emergency responders if Rosemary Way is not connected to Otter Lake Road sometime in the future.

Deputy Director-Police Division Leibel also notes concerns for emergency responders and large apparatus vehicles that need to do a U-turn at Victor Hugo Boulevard to access the development. Rosemary Way connection to Otter Lake Road is supported.

Environmental Board

The Environmental Board reviewed the development proposal at their September 29, 2021 meeting and noted some with minor revisions such as additional inlet protection, additional canopy cover and landscaping are needed.

Stormwater Maintenance Agreement

The stormwater maintenance for public facilities will be covered under the City's Programmatic Stormwater Management Agreement. The applicant will be required to have their own declaration for stormwater maintenance for the private storm sewer.

Final Plat and Development Agreement

The applicant shall submit a Land Use Application for final plat after preliminary plat approval. A Development Agreement will then be prepared by the City as part of the final plat application.

Site Improvement Performance Agreement

A Site Improvement Performance Agreement is required for construction of the Associate Eye Care Partners facility.

Comprehensive Plan

Resource Management System

The Resource Management System Plan goal of preserving surface water quality is supported by the construction of stormwater management BMP's such as curb, gutter, and stormwater pond.

Land Use Plan

The Comprehensive Plan guides this property for commercial use. The proposed medical eye clinic and commercial building is consistent with commercial land use.

Housing Plan

The goals and policies of Housing Plan are not negatively impacted by the medical eye clinic and commercial development.

Transportation Plan

Goals of the Transportation Plan are to ensure that street and roads are as safe as possible and to reduce unnecessary traffic. CSAH 14 (Main Street) is an A Minor Arterial Connector road and has capacity to handle the traffic volume of the commercial development.

Sanitary Sewer and Water Supply Plan

The subject site is located in Utility Staging Area 1A (2018-2025) and Sanitary District 5 (Sub-District 5A). Sanitary flows from this district are conveyed to the southeast, discharging into the MCES Lino Lakes Relief Interceptor located at the intersection of CSAH 14 and 24th Avenue.

It should be noted that current development east of I35E north of CSAH 14/Main Street in Otter Crossing and Main Street Shoppes is being served by Sanitary Sewer District 3 and the sanitary sewer main located in Otter Lake Road in order to help facilitate and expedite development. Future land development within Sanitary District 5 shall be evaluated for capacity and flow to either District 3 or District 5.

The development will be municipally served by an 8" DIP watermain located along 24th Avenue and Rosemary Way.

The sanitary sewer and water supply systems have capacity for the proposed development.

Planning and Zoning Board

The Planning & Zoning Board held a public hearing on October 13, 2021. Public comments included questions about traffic and future road alignments. The Board recommended approval of the preliminary plat with a 5-0 vote.

Findings of Fact

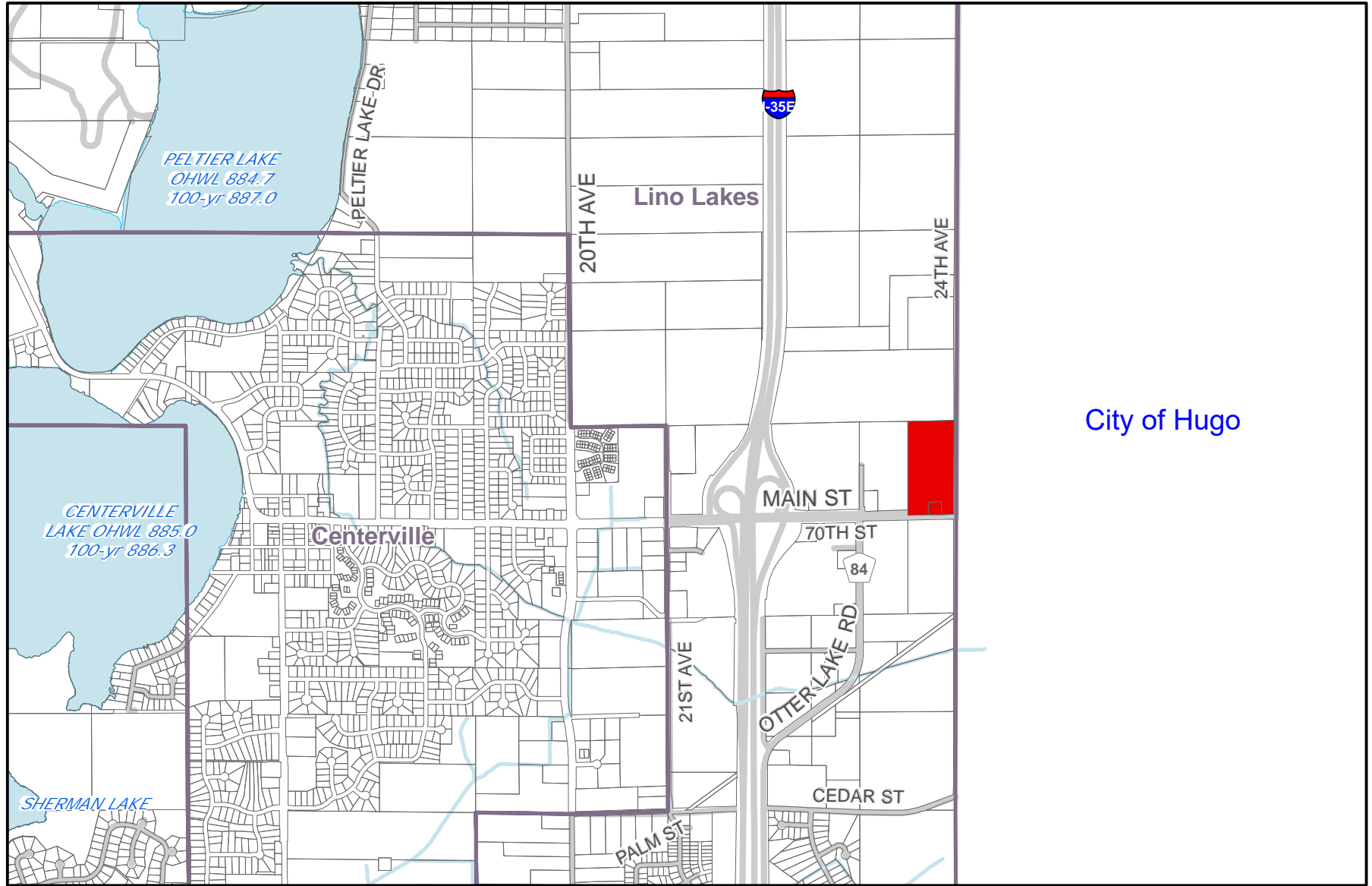
Council Resolution No. 21-115 details the preliminary plat findings of fact.

RECOMMENDATION

The Planning & Zoning Board and staff recommend approval of the preliminary plat for Belland Farms with conditions listed in the resolution.

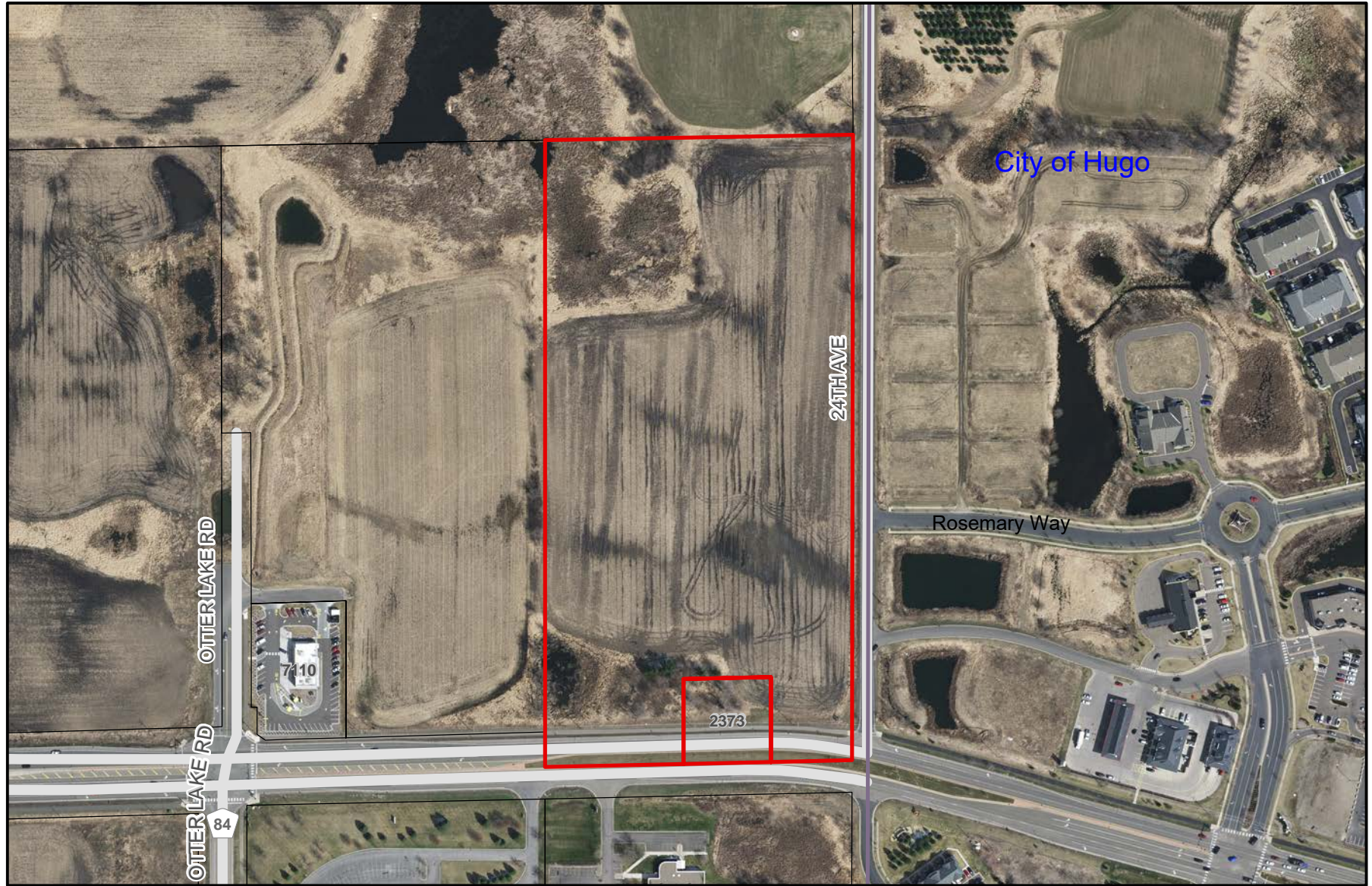
ATTACHMENTS

1. Site Location Map
2. Aerial Map-Belland Farms
3. Preliminary Plat-Belland Farms
4. Site Plan-AECP
5. Color Rendering Exterior Elevations-AECP
6. Architectural Perspectives-AECP
7. Resolution No. 21-115

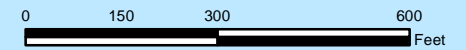


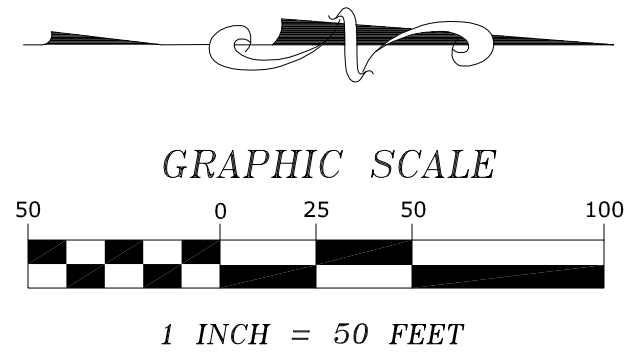
Site Location Map Belland Farms-AECP





Aerial Map Belland Farms-AECP





LOT AREAS:

Total existing parcel area = 811,353 sq. ft.
Proposed Lot 1
Total area = 76,808 sq. ft.
Impervious surface area = 45,556 sq. ft. (59%)
Proposed Lot 2
Total area = 86,899 sq. ft.
Impervious surface area = 44,825 sq. ft. (52%)
Proposed Outlot A
Total area = 20,223 sq. ft.
Proposed Outlot B
Total area = 558,948 sq. ft.
Upland area = 419,785 sq. ft. (excluding wetland)
Proposed dedicated 24th Avenue
Total area = 40,754 sq. ft.
Proposed street
Total area = 27,721 sq. ft.

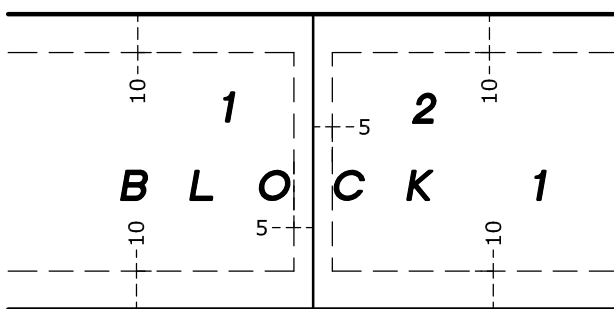
BENCHMARK

MNDOT BM: 0282 S
DATUM: NAVD88
ELEVATION: 931.461

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
▲ DENOTES IRON MONUMENT SET, MARKED RLS# 41578
○ DENOTES FOUND PKNAIL
△ DENOTES SET PKNAIL
□ DENOTES CABLE PEDESTAL
x DENOTES EXISTING SPOT ELEVATION
□ DENOTES FIBER OPTIC BOX
○ DENOTES GUY WIRE
○ DENOTES HYDRANT
○ DENOTES POWER POLE
○ DENOTES SCHEDULE B-II EXCEPTION NO.
○ DENOTES CATCH BASIN
○ DENOTES EXISTING SANITARY SEWER
○ DENOTES EXISTING WATER MAIN
○ DENOTES UNDERGROUND ELECTRIC LINE
○ DENOTES UNDERGROUND CABLE LINE
○ DENOTES UNDERGROUND FIBER OPTIC LINE
○ DENOTES UNDERGROUND GAS LINE
○ DENOTES EXISTING CONTOURS
○ DENOTES EXISTING STORM SEWER
○ DENOTES OVERHEAD UTILITY
○ DENOTES BITUMINOUS SURFACE
○ DENOTES CONCRETE SURFACE
○ DENOTES GRAVEL SURFACE
○ DENOTES ADJACENT PARCEL OWNER INFORMATION (PER ANOKA COUNTY TAX INFORMATION)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



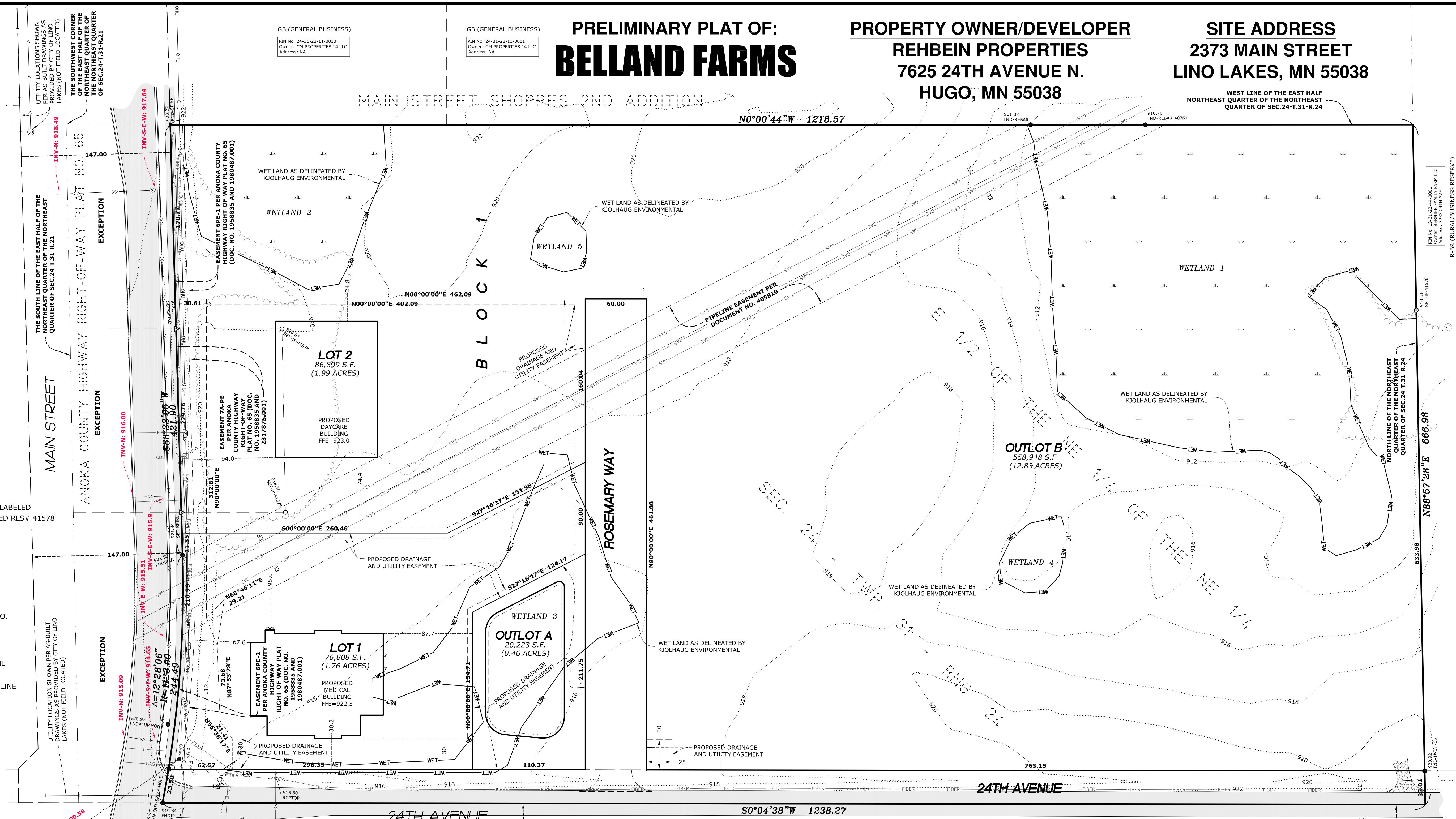
BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, BEING 10 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES AND REAR LOT LINES UNLESS OTHERWISE SHOWN ON THIS PLAT.

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

PRELIMINARY PLAT OF:
BELLAND FARMS

PROPERTY OWNER/DEVELOPER
REHBEIN PROPERTIES
7625 24TH AVENUE N.
HUGO, MN 55038

SITE ADDRESS
2373 MAIN STREET
LINO LAKES, MN 55038



LAND USE DESIGNATION

2040 Land use is Commercial.

ZONING:

Existing zoning is GB - General Business.

Table with 3 columns: Setbacks, Building, Parking. Rows: From streets, Rear yard, Side yard.

* From collector or arterial street
** Accessory building

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 05/21/21, 06/14/21, and 06/24/21.
- Bearings shown are on Anoka County datum.
- Parcel ID Numbers: 24-31-22-11-0005 and 24-31-22-11-0004.
- Curb shots are taken at the top and back of curb.
- This survey was prepared with the benefit of title work. Commitment for title insurance prepared by Land Title, Inc., as Issuing Agent for First American Title Insurance Company, Issuing Office File No. 638209, dated effective May 12, 2021 at 7:00 A.M., was used to supplement this survey.
- Wetland delineation was completed by Kjolhaug Environmental.
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270015 Panel No. 0370 Suffix E by the Federal Emergency Management Agency, effective date December 16, 2015.
- Underground utilities are shown per markings requested by E.G. Rud and Sons per Gopher State One Call Ticket No.'s 211744451 and 211744453.
- Proposed improvements, ponding, and utilities provided by Carlson McCain.

LEGAL DESCRIPTION

Parcel 1:

Parcel 7A, Anoka County Highway Right of Way Plat No. 65, Anoka County, Minnesota.

Parcel 2:

The East 1/2 of the Northeast Quarter of the Northeast Quarter of Section 24, Township 31, Range 21, except that part described as follows:

Commencing at the Southwest corner of said East 1/2; thence East along the South line thereof 200 feet to the point of beginning; thence continuing East along said South line 180 feet; thence North parallel with the West line of said East 1/2 208 feet; thence West parallel with the South line 180 feet; thence South parallel with said West line 208 feet to the point of beginning,

EXCEPT

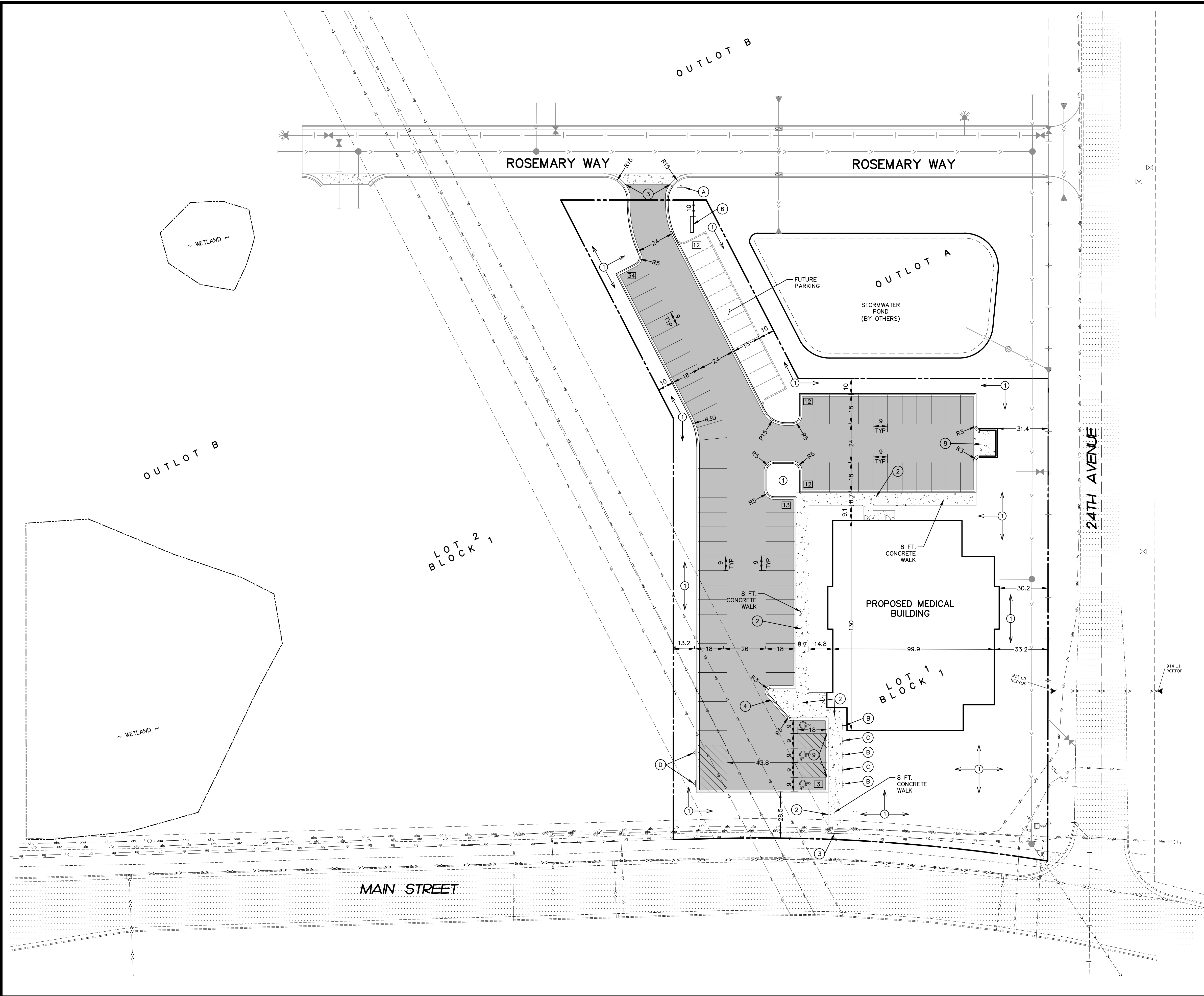
Parcel Nos. 6 and 6A, Anoka County Highway Right of Way Plat No. 65, Anoka County, Minnesota.

EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SEC.24-T.31-R.24

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Signature of Jason E. Rud
Date: 09-17-2021 License No. 41578

Table with columns: DRAWN BY, CHECK BY, JOB NO., DATE, FIELD CREW, CITY COMMENTS, BCD.



LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
BITUMINOUS PAVEMENT	▨	▨
CONCRETE WALK	▨	▨
CURB LINE	---	---
SANITARY SEWER	---	---
STORM SEWER	---	---
WATER MAIN	---	---
UNDERGROUND GAS	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND CABLE	---	---
UNDERGROUND FIBER OPTIC	---	---
OVERHEAD UTILITY	---	---
WETLAND	---	---
POWER POLE	⊕	⊕
GUY WIRE	---	---
CABLE PEDESTAL	⊕	⊕
FIBER OPTIC BOX	⊕	⊕
HYDRANT	⊕	⊕

SITE DATA

ZONING:	GB - GENERAL BUSINESS
TOTAL AREA:	76,808 SF
HARD SURFACE AREA:	
BUILDING:	12,305 SF 16%
PAYMENT:	33,251 SF 43%
TOTAL:	45,556 SF 59%
PERVIOUS SURFACE AREA:	31,252 SF 41%

PARKING SUMMARY

STANDARD SURFACE STALLS:	71
HANDICAP SURFACE STALLS:	3
FUTURE SURFACE STALLS:	12
TOTAL STALLS:	86

- SIGN SCHEDULE (PER MMUTCD)**
- Ⓐ STOP SIGN: R1-1 (24"x 24")
 - Ⓑ HANDICAP PARKING SIGN: R7-8m W/R7-8b (12"x 18") ON BOLLARD
 - Ⓒ NO PARKING SIGN ON BOLLARD: R8-3a (12"x 18")
 - Ⓓ NO PARKING SIGN: R8-3a (12"x 18")

- SITE PLAN KEYNOTES**
1. LANDSCAPE AREA. SEE LANDSCAPE PLAN.
 2. 4" CONCRETE WALK.
 3. MATCH EXISTING CURB & GUTTER/SIDEWALK/PAVEMENT.
 4. PEDESTRIAN CURB RAMP.
 5. LIGHT POLE & BASE, SEE PHOTOMETRIC PLAN (TBD).
 6. MONUMENT SIGN (PER ARCHITECTURAL PLAN). PROVIDE ELECTRIC TO SIGN.
 7. ELECTRIC TRANSFORMER (TBD).
 8. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
 9. FLUSH CURB FOR PED RAMP.

SETBACK REQUIREMENTS

	BUILDING	PARKING
FROM STREETS	30 (40*)	15
REAR YARD	30 (5**)	10
SIDE YARD	10	10

* FROM COLLECTOR OR ARTERIAL STREET
** ACCESSORY BUILDING

BENCHMARKS

1. MNDOT STATION NAMED 0282 S.
ELEVATION = 931.461 (NAVD 88)

0 15 30 60
(IN FEET)

CALL BEFORE YOU DIG

811
Know what's below.
Call before you dig.

CARLSON MCCAIN
ENGINEERING SURVEYING ENVIRONMENTAL

3990 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL: 763.486.7900 \ FAX: 763.486.7958 \ CARLSONMCCAIN.COM

SITE PLAN

ASSOCIATE EYE CARE PARTNERS CLINIC BUILDING
Lino Lakes, Minnesota

DRF LINO EYE BUILDING LLC
7101 W 78th Street
Bloomington, MN 55439

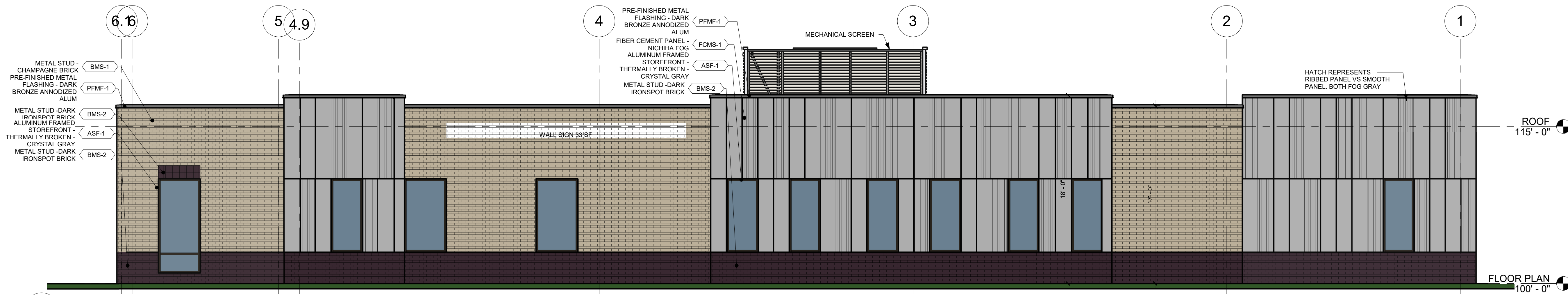
REVISIONS

1. 09/17/21	CITY COMMENTS
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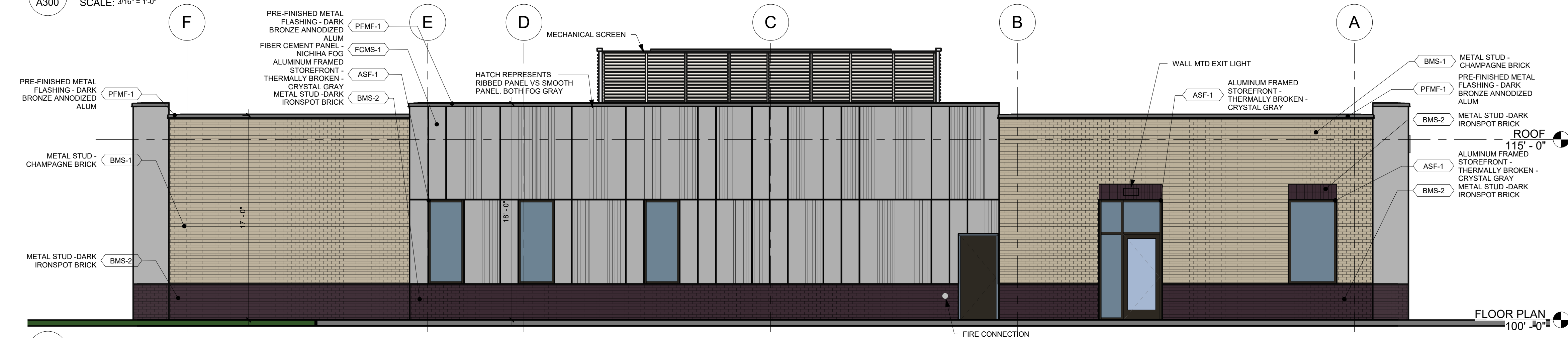
DRAWN BY: JTR
DESIGNED BY: JTR
ISSUE DATE: 09/13/21

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

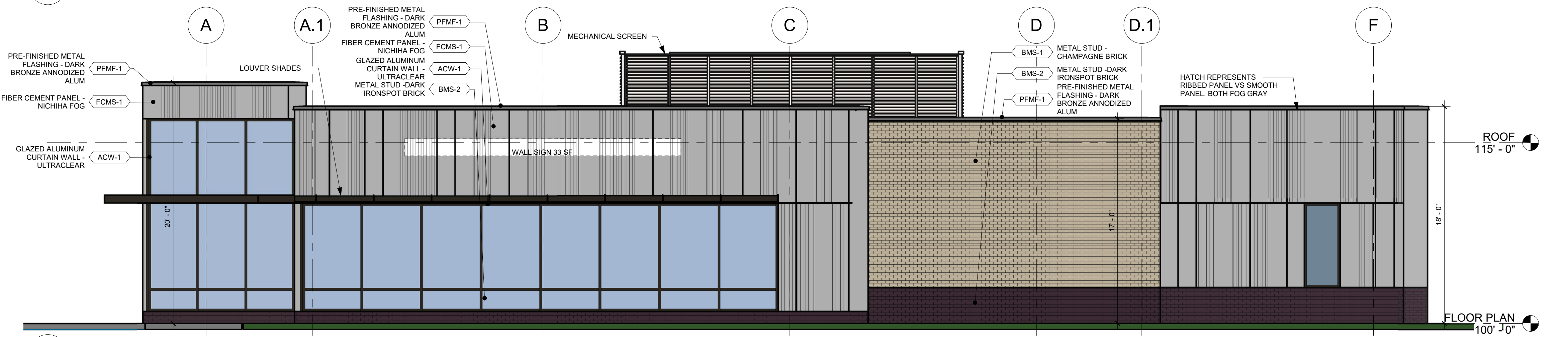
Name: Joseph T. Radach, P.E.
Signature: *Joe T. Radach*
Date: 09/13/21 License #: 45889



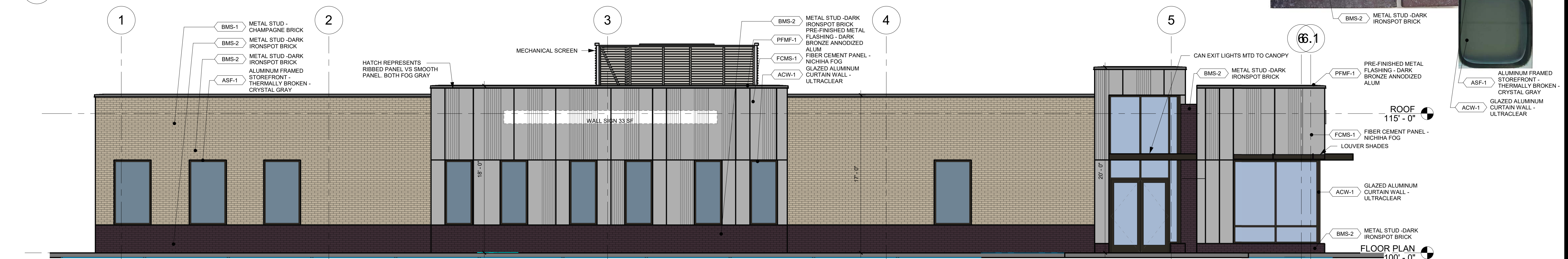
1 EAST ELEVATION
A300 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A300 SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
A300 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A300 SCALE: 3/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL QUANTITIES

ELEVATION	TOTAL SF	BRICK	FIBERCEMENT PANEL	GLAZING
EAST TOTAL SF:	2,286 SF	1,107 SF (49%)	919 SF (40%)	260 SF (11%)
NORTH TOTAL SF:	1,849 SF	934 SF (51%)	748 SF (40%)	163 SF (9%)
SOUTH TOTAL SF:	1,917 SF	540 SF (28%)	811 SF (42%)	576 SF (30%)
WEST TOTAL SF:	2,321 SF	1,224 SF (53%)	648 SF (28%)	449 SF (19%)

EXTERIOR MATERIAL SCHEDULE

MATERIAL ID	SPEC SECTION	MATERIAL DESCRIPTION	MANUFACTURER	NOTES
ACW-1	084413	GLAZED ALUMINUM CURTAIN WALL - ULTRACLEAR	EFCCO	DARK BRONZE MULLIONS
ASF-1	084313	ALUMINUM FRAMED STOREFRONT - THERMALLY BROKEN - CRYSTAL GRAY	EFCCO	DARK BRONZE MULLIONS
BMS-1	074213	METAL STUD - CHAMPAGNE BRICK	HEBRON	
BMS-2	074213	METAL STUD - DARK IRONSPOT BRICK	ENDICOTT	
FCMS-1	074213	FIBER CEMENT PANEL - NICHHA FOG	NICHHA	
PFMF-1	076200	PRE-FINISHED METAL FLASHING - DARK BRONZE ANNOXIDIZED ALUM	FIRESTONE	
TRX-1	076200	COMPOSITE WOOD - DARK WOOD	TREX	



PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE RECORD

ISSUE #	DATE	DESCRIPTION
	09/13/2021	CITY SUBMITTAL
	09/17/2021	CITY COMMENTS





**CITY OF LINO LAKES
RESOLUTION NO. 21-115**

APPROVING PRELIMINARY PLAT FOR BELLAND FARMS

WHEREAS, the City received a land use application for preliminary plat for Belland Farms hereafter referred to as “Development”; and

WHEREAS, City staff completed a review of the Development based on the following:

- Project Narrative prepared by SRa dated September 13, 2021
- Belland Farm Civil Plan Set prepared by Carson McCain dated September 17, 2021
- Associate Eye Care Partners Eye Clinic Building Site Improvement Plans prepared by Carlson McCain dated September 17, 2021
- Architectural Plans and Perspectives prepared by SRa dated September 17, 2021
- Storm Water Management Plan prepared by Carlson McCain dated September 13, 2021
- Geotechnical Evaluation Report prepared by Braun Intertec dated September 1, 2021
- Wetland Permit Application prepared by Kjolhaug Environmental Services Company, Inc. dated September 13, 2021; and

WHEREAS, a public hearing was held before the Planning & Zoning Board on October 13, 2021 and the Board recommended approval of the Development with a 5-0 vote.

NOW, THEREFORE BE IT RESOLVED by The City Council of The City of Lino Lakes hereby makes the following:

FINDINGS OF FACT

Per Subdivision Ordinance Section 1001.013, Premature Subdivision:

(1) *General*. Any concept plan, preliminary plat or final plat deemed premature pursuant to the following criteria shall be denied by the City Council.

(2) *Conditions for establishing a premature subdivision*. A subdivision may be deemed premature should any of the following conditions not be met.

(a) *Consistency with the Comprehensive Plan*. Including any of the following:

1. Land use plan;
2. Transportation plan;
3. Utility (sewer and water) plans;
4. Local water management plan;
5. Capital improvement plan; and
6. Growth management policies, including MUSA allocation criteria.

Belland Farms is consistent with the goals and policies of the comprehensive plan in regards to resource management, land use, housing, transportation and utilities. The development is also consistent with the local water management plan, capital improvement plans and growth

management policies.

(b) *Consistency with infill policies.* A proposed urban subdivision shall meet the city's infill policies:

1. The urban subdivision must be located within the Metropolitan Urban Service Area (MUSA) or the staged growth area as established by the city's Comprehensive Plan;
2. The cost of utilities and street extensions must be covered by one or more of the following:
 - a. An immediate assessment to the proposed subdivision;
 - b. One hundred percent of the street and utility costs are privately financed by the developer;
 - c. The cost of regional and/or oversized trunk utility lines can be financed with available city trunk funds; and
 - d. The cost and timing of the expenditure of city funds are consistent with the city's capital improvement plan.
3. The cost, operation and maintenance of the utility system are consistent with the normal costs as projected by the water and sewer rate study; and
4. The developer payments will offset additional costs of utility installation or future operation and maintenance.

Belland Farms is consistent with infill policies. The development is within the current Utility Staging Area 1A (2018-2025). The cost of utility and public street extension is being privately financed by the developer. The cost, operation and maintenance of the utility system are consistent with the normal costs projected by the water and sanitary system plans. No future utility costs are proposed.

(c) *Roads or highways to serve the subdivision.* A proposed subdivision shall meet the following requirements for level of service (LOS), as defined by the Highway Capacity Manual:

1. If the existing level of service (LOS) outside of the proposed subdivision is A or B, traffic generated by a proposed subdivision will not degrade the level of service more than one grade;
2. If the existing LOS outside of the proposed subdivision is C, traffic generated by a proposed subdivision will not degrade the level of service below C;
3. If the existing LOS outside of the proposed subdivision is D, traffic generated by a proposed subdivision will not degrade the level of service below D;
4. The existing LOS must be D or better for all streets and intersections providing access to the subdivision. If the existing level of service is E or F, the subdivision developer must provide, as part of the proposed project, improvements needed to ensure a level of service D or better;
5. Existing roads and intersections providing access to the subdivision must have the structural capacity to accommodate projected traffic from the proposed subdivision or the developer will pay to correct any structural deficiencies;
6. The traffic generated from a proposed subdivision shall not require city street improvements that are inconsistent with the Lino Lakes capital improvement plan. However, the city may, at its discretion, consider developer-financed improvements to correct any street deficiencies;
7. The LOS requirements in divisions (2)(c)1. to 4. above do not apply to the I-35W/Lake Drive or I-35E/Main St. interchanges. At city discretion, interchange impacts must be

evaluated in conjunction with Anoka County and the Minnesota Department of Transportation, and a plan must be prepared to determine improvements needed to resolve deficiencies. This plan must determine traffic generated by the subdivision project, how this traffic contributes to the total traffic, and the time frame of the improvements. The plan also must examine financing options, including project contribution and cost sharing among other jurisdictions and other properties that contribute to traffic at the interchange; and

8. The city does not relinquish any rights of local determination.

Belland Farms meets the requirements for level of service (LOS). The I-35E Corridor AUAR analyzed traffic impacts for commercial development of this entire corridor. The proposed medical eye clinic and commercial building is consistent with the AUAR Land Use Scenarios for commercial development. CSAH 14 (Main Street) is an A Minor Arterial Connector road and has structural capacity to handle the traffic volume of the commercial development. No street improvements are proposed that are inconsistent with the City's capital improvement plan. The city does not relinquish any rights of local determination.

(d) *Water supply.* A proposed subdivision shall be deemed to have an adequate water supply when:

1. The city water system has adequate wells, storage or pipe capacity to serve the subdivision;
2. The water utility extension is consistent with the Lino Lakes water plan and offers the opportunity for water main looping to serve the urban subdivision;
3. The extension of water mains will provide adequate water pressure for personal use and fire protection; and
4. The rural subdivision can demonstrate that each of the proposed lots can be provided with a potable water supply.

Belland Farms will have an adequate water supply. The development will be municipally served by an 8" DIP watermain located along 24th Avenue and Rosemary Way. The City's water system has capacity to accommodate the commercial development.

(e) *Waste disposal systems.* A proposed subdivision shall be served with adequate waste disposal systems when:

1. The urban sewer subdivision is located inside the city's MUSA or is consistent with the MUSA allocation criteria;
2. The city has sufficient MUSA and pipe capacity to serve the subdivision if developed to its maximum density;
3. The subdivision will result in a sewer extension consistent with Lino Lakes sewer plan and capital improvement plan;
4. A rural subdivision can demonstrate that each lot can be served by an adequate sanitary sewer disposal system; and
5. A rural subdivision with a proposed communal sanitary sewer or water system has an effective long range management and maintenance program with proper financing.

Belland Farms will be served with an adequate waste disposal system. The development is located in Utility Staging Area 1A (2018-2025) and Sanitary District 5 (Sub-District 5A). Sanitary flows from this district are conveyed to the southeast, discharging into the MCES Lino Lakes Relief Interceptor located at the intersection of CSAH 14 and 24th Avenue. The sanitary

sewer system has capacity to accommodate the commercial development.

BE IT FURTHER RESOLVED by the City Council of The City of Lino Lakes hereby establishes that Belland Farms is not a premature subdivision; and

BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes hereby establishes the following conditions related to the Belland Farms development:

1. Rosemary Way street right-of-way shall extend to the west lot line on the preliminary plat in order to provide future transportation and utility connection to the west.
 - a. The final plat may show the street right-of-way extending only along Lot 1 and Lot 2.
2. Any future phase final plat submittal that shows the Rosemary Way street right-of-way shifting north or south shall not be deemed inconsistent with the preliminary plat provided that such location is approved by the City.
3. Future platting of Outlot B or proposed Lot 3 shall require construction of street and utilities to the west lot line.
4. A Land Use Application and submittals are required for final plat after City Council approval of preliminary plat.
5. A Land Use Application and submittals are required for site and building plan review of Lot 2 and Lot 3, Block 1, Belland Farms.
 - a. The City is not approving any site and building plan development on Lot 2 and Lot 3, Belland Farms with the approval of this preliminary plat.
6. A Land Use Application is required for preliminary plat of Outlot B.
7. Separate sign permit applications are required for all permanent monument/pylon and wall signage.
8. Separate sign permit applications are required for all temporary signage.
9. Outlot A contains a publicly maintained stormwater pond. The outlot shall be deeded to the City after the stormwater pond improvements, vegetation, and landscaping have been installed, established and accepted by the City.
10. Future development of Outlot B may require a traffic study to evaluate impacts to 24th Avenue, Rosemary Way, CSAH 14/Main Street and Otter Lake Road.
11. The bituminous trail along the west side of 24th Avenue shall be installed by the developer and maintained by the City.
12. The City will reimburse the developer the costs of the trail construction.

BE IT FURTHER RESOLVED by The City Council of The City of Lino Lakes hereby approves the preliminary plat for Belland Farms subject to the following items being addressed in conjunction with the final plat submittal:

1. All comments from the City Engineer memo dated October 6, 2021 shall be addressed.
2. All comments from the Environmental Coordinator memo dated September 30, 2021 shall be addressed.
3. All comments from the Anoka County Highway Department letter dated September 23, 2021 shall be addressed.
4. The applicant shall provide documentation from the owner of the pipeline easement allowing for construction and improvements in easement.
5. The applicant shall provide RCWD approval of Wetland Permit Application.
6. The applicant shall draft a deed for Outlot A.

7. All applicable plan sheets related to Belland Farms and Associate Eye Care Partners plan sets:
 - a. An 8.5ft wide bituminous trail shall be constructed along the west side of 24th Avenue from Rosemary Way to CSAH 14/Main Street.
 - i. Trail construction costs shall also be provided.
 - b. A 5ft wide concrete sidewalk shall be constructed along the south side of Rosemary Way.
 - c. Future development to the north of Rosemary Way will require sidewalk construction on the north side of the street.
 - d. The sidewalk north of the building on Lot 1 shall extend east and connect with the new trail.
 - e. Turn lanes shall be provided as noted by City Engineer comment letter.
 - f. The medical building shall be shown as 12,480 sf.
 - i. Site Data shall also be revised accordingly.
8. Belland Farms Plan Set:
 - a. Sheet 3, Preliminary Plat:
 - i. Rosemary Way street right-of-way shall extend to the west lot line of the preliminary plat.
 - ii. The final plat may show the street right-of-way extending only along Lot 1 and Lot 2.
 - iii. Lot 3 shall be shown on the preliminary plat to the west of Lot 2.
 - iv. Lot 3 shall be final platted as an outlot.
 - v. Standard drainage & utility easements 10ft wide shall be provided over Wetlands 1 and 2.
 1. Wetlands 4 and 5 are anticipated to be impacted and mitigated with future development and do not require easements at this time.
 - vi. A drainage and utility easement is required over all of Outlot A.
9. Associate Eye Clinic Partners Plan Set:
 - a. Sheet C3, Site Plan
 - i. Label and revise building sf to 12,480 sf.
 - ii. Minimum 4" parking stall striping shall be noted on the plan.
 - b. Sheet L2, Landscape Plan
 - i. Callouts with species and number shall be included for Landscape Plan Enlargement details.
 - c. Sheet A300, Exterior Elevations
 - i. A material and color detail for the rooftop mechanical screen shall be provided.
 - d. Page M, Photometric Plan:
 - i. All lot lines shall be clearly marked and foot candle measurements shall extend past the lot lines.
 1. Foot candles shall not exceed 1.0 onto street right-of-way or 0.4 onto adjacent property.

Adopted by the Council of the City of Lino Lakes this 8th day of November, 2021.

The motion for the adoption of the foregoing resolution was introduced by Council Member _____ and was duly seconded by Council Member _____ and upon vote being taken thereon, the following voted in favor thereof:

The following voted against same:

Rob Rafferty, Mayor

ATTEST:

Julianne Bartell, City Clerk

WORK SESSION STAFF REPORT
Work Session Item No. 5

Date: November 1, 2021
To: City Council
From: Michael Grochala, Community Development Director
Re: Water Appropriations Permit Amendments
Court Order White Bear Lake Restoration Assoc. v. Mn/DNR

Background

On August 30, 2017, the Ramsey County District Court issued a judgement regarding the groundwater management of White Bear Lake and the Prairie Du Chien-Jordan Aquifer. As a result, the City's Minnesota Department of Natural Resources (DNR) Water Appropriation Permit 1985-6168 was amended to include the following requirements:

- **PLAN TO CONVERT TO SURFACE WATER SOURCE:** A revised Water Supply Plan must be submitted to the DNR, by August 29, 2018, that includes a contingency plan to fully or partially convert the source water that is authorized under this permit from groundwater to surface water source(s). The contingency plan must include a schedule for funding design, construction and conversion to a surface water supply. Whether any conversion would occur shall be determined by the DNR and the holder of this permit.
- **RESIDENTIAL IRRIGATION BAN:** The permittee must prepare, enact and enforce a residential irrigation ban when notified by DNR that the lake level of White Bear Lake has fallen below 923.5 feet (MSL 1912), to continue until notified by the DNR that the lake level has reached an elevation of 924 feet (MSL 1912). By April 30, 2018, send the DNR your approved ordinance or other enforceable mechanism for implementing an irrigation ban consistent with this permit condition.
- **PER CAPITA WATER USE PLAN:** By August 29, 2018 submit an enforceable plan to the DNR to phase down per capita residential water use to 75 gallons per day and total per capita water use to 90 gallons per day.
- **REPORT ON COLLABORATIVE EFFORTS:** Annual reporting to the DNR is required on your collaborative efforts with northeast metro communities to develop plans to phase down per capita residential water use to 75 gallons per day and total per capita water use to 90 gallons per day. Annual reports are due on March 31st of each year, beginning in 2019.

In addition, the City is directly affected by other aspects of the order, including:

- A prohibition of the issuance of the new well permits within a 5 mile radius of the lake.
- DNR is required to set a collective annual withdrawal limit for White Bear Lake and adjust permits accordingly.

The City appealed the initial permit amendments. The contested case hearings were placed on hold pending the outcome of the DNR's appeals process which has since been

completed. The MN Supreme Court issued a ruling in July of 2020 affirming 6 of the 7 issues.

The City was notified in March of 2021 that the contested case hearing process would resume. City staff is currently working with the City Attorney and other affected jurisdictions on the appeal.

On October 20, 2021, the City was notified by DNR that the water elevation of White Bear Lake had dropped below the trigger elevation of 923.5 feet requiring an irrigation ban under the court order. The ban is to stay in place until the DNR notifies us that the lake elevation has rebounded to 924 feet. As of October 27, the lake elevation was 923.3 feet.

At this time, the City is not subject to this requirement pending completion of the contested case hearings. However, the DNR has requested the City voluntarily implement the ban. Given that we are reaching late fall and irrigation systems are being winterized, we do not believe any action is necessary at this time. We will continue to monitor the issue and determine if any action will be necessary as spring approaches.

Staff is also expecting to schedule a presentation by Mn/DNR representatives at an upcoming work session.

Requested Council Direction

None required at this time.

Attachments

1. MN DNR Residential Irrigation Ban Notice, dated October 21, 2021



Ecological and Water Resources
500 Lafayette Road- Box 25
St Paul, MN 55155-4025

October 21, 2021

Lino Lakes
Sarah Cotton
600 Town Center Pkwy
Lino Lakes, MN 55038

Re: Residential Irrigation Ban at White Bear Lake Trigger Elevation of 923.5 feet (MSL 1912)
Permit No 1985-6168

Dear Sarah Cotton:

On August 30, 2017, the Ramsey County District Court issued a ruling requiring the Minnesota Department of Natural Resources (DNR) to amend all water appropriation permits within five miles of White Bear Lake to include a residential irrigation ban when the lake level reaches a trigger elevation of 923.5 feet (MSL 1912). In March 2018, the DNR amended the above-reference permit(s) to require you to institute a residential irrigation ban when DNR notifies you that the elevation of White Bear Lake has dropped below 923.5 feet (MSL 1912).

The DNR recognizes that you have requested a contested case hearing, and that while the contested case is pending, this permit condition is not in effect. Minnesota has, however, been experiencing extensive drought conditions across the state, including within the five mile radius of White Bear Lake. Non-essential water uses, such as residential irrigation will leave less water to support domestic water supply and other higher priority water uses, as well as aquatic ecosystems and recreation. Thus, even though you are not currently required to implement the residential irrigation ban, the DNR is requesting, as a matter of comity, that you voluntarily implement this ban now that the lake elevation has dropped below 923.5 feet (MSL 1912) and leave it in place until the DNR notifies you that the lake elevation has rebounded to 924 feet (MSL 1912).

Should you have any questions regarding this requirement, please contact me at (651) 259-5156 or randall.doneen@state.mn.us.

Sincerely

**Randall
Doneen** Digitally signed by
Randall Doneen
Date: 2021.10.21
14:12:53 -05'00'

Randall Doneen
Manager Conservation Assistance and Regulation Division
Ecological and Water Resources
Minnesota Department of Natural Resources

WORK SESSION STAFF REPORT
Work Session Item No. 6

Date: November 1, 2021
To: City Council
From: Sarah Cotton, City Administrator
Re: Rice Creek Watershed District Appointment

Background

The Rice Creek Watershed District is governed by a Board of Managers comprised of five members appointed by the commissioners of Anoka, Ramsey and Washington Counties. Of the five members, two are appointed from Anoka County, two are appointed from Ramsey County and one is appointed from Washington County.

The term of each appointment is three years. Managers are eligible to be reappointed. To be eligible for appointment, a nominee must reside within the watershed district boundaries, be eligible to vote in the district, and not be a public officer of the county, state, or federal government (except that a soil and water conservation supervisor can be appointed).

Pursuant to Minnesota Statute §103B.227, Anoka County has published a notice detailing a vacancy will occur on the Rice Creek Watershed District Board of Managers due to the expiration on January 17, 2022, of the term of Steve Wagamon, City of Columbus. Persons interested in being appointed to serve on the Board of Managers may submit their names for consideration to the Anoka County Board of Commissioners, the appointing authority.

In appointing a manager to the Rice Creek Watershed District, Minnesota Statute §103D.311 is also applicable. This statute requires a county board, upon the expiration of a term, to appoint managers for a watershed district from a list of persons nominated jointly or severally by the towns and municipalities within the district if a list(s) is submitted 60 days before the managers term expires or the county board may appoint any manager from towns and municipalities that fail to submit a list. In order for the county to accept nominations for the expiring term, they must be received by November 18, 2021.

At the Monday, October 25th City Council meeting, Lino Lakes resident, Scott Robinson (8179 4th Avenue), spoke at open mike and informed the Council that he has submitted an application form to Anoka County and is interested in serving on the Rice Creek Watershed District Board of Managers.

Based on discussions with other municipalities who wish to have representation on the Rice Creek Watershed Board of Managers, the cities of Circle Pines and Blaine will also be nominating an individual. The cities of Centerville, Lexington and Spring Lake Park have indicated that they will support nominees from a jointly submitted list.

In the past, the City Council has chosen not to exercise its authority under M.S. §103D.311 to submit a list of nominees to fill the vacancy from which the County must appoint, but forwarded a recommendation for appointment or reappointment to the County. To help ensure the County considers a Lino Lakes nominee, staff is recommending jointly submitting a list with surrounding communities.

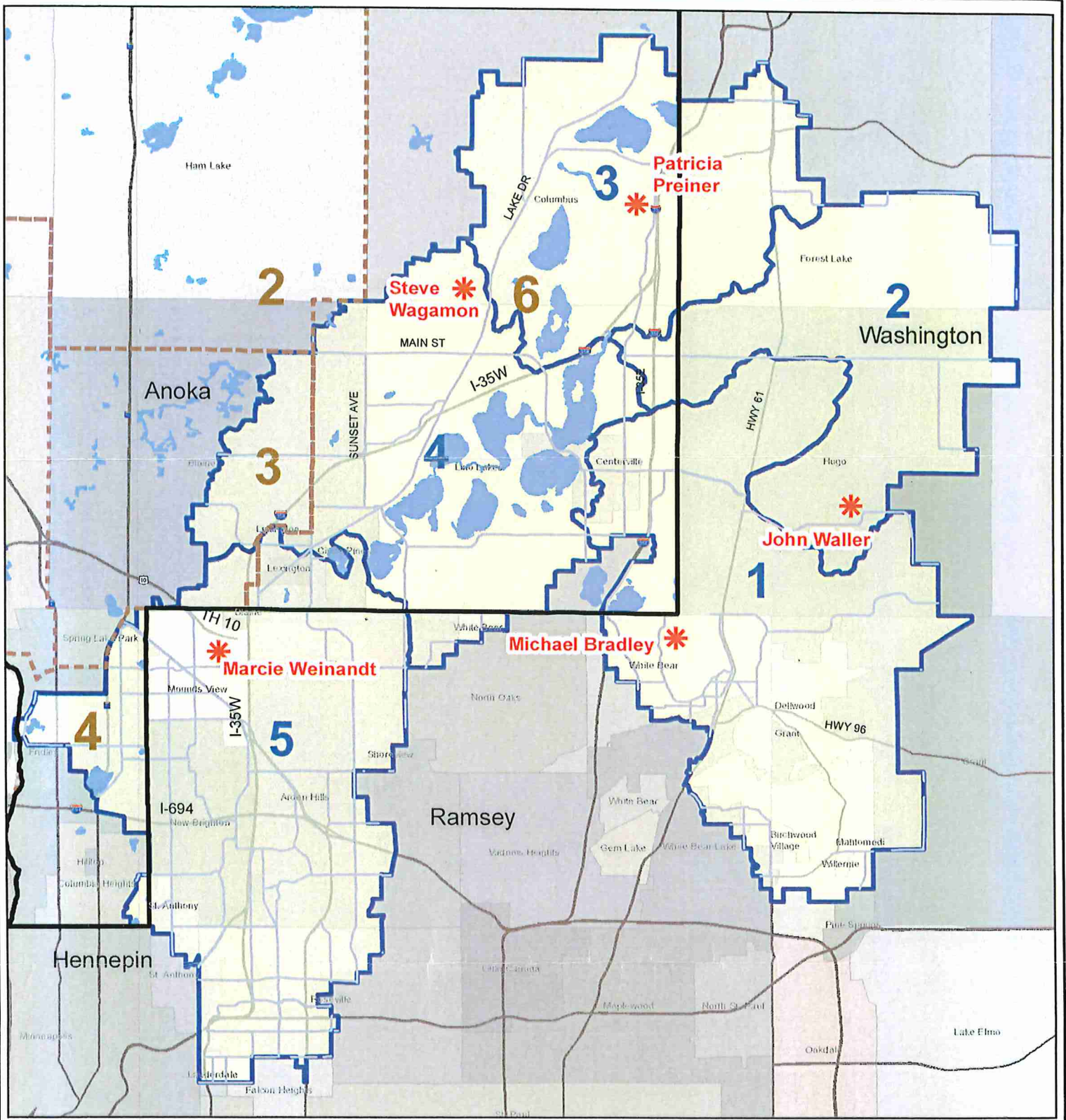
A draft resolution submitting a list of nominees to Anoka County for consideration is included.

Requested Council Direction





Staff is seeking Council direction on the Rice Creek Watershed District appointment.

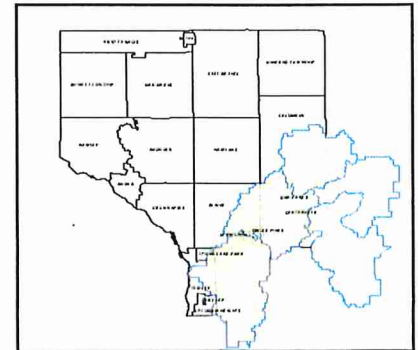
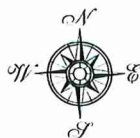
Attachments

Rice Creek Watershed District Map
Draft Resolution



Rice Creek Watershed District

-  County Boundary
-  Commissioner Districts
-  Lakes
-  RCWD Boundary/Hydrologic Areas



**CITY OF LINO LAKES
RESOLUTION NO. 21-XX**

**RESOLUTION SUBMITTING A LIST OF ELIGIBLE NOMINEES TO ANOKA
COUNTY FOR THE OPEN MANAGER POSITION ON THE RICE CREEK
WATERSHED DISTRICT BOARD OF MANAGERS**

WHEREAS, the City received notice of an opening on the Rice Creek Watershed District Board of Managers; and

WHEREAS, Anoka County notified the City they can submit a list of nominations to the Anoka County Board of Commissioners per Minnesota Statute 103D.311; and

WHEREAS, the cities of Blaine, Centerville, Circle Pines, Lino Lakes, Lexington, and Spring Lake Park wish to have representation on the Rice Creek Watershed District Board of Managers; and

WHEREAS, listed below the City of Lino Lakes nominates the following individual to the Anoka County Board of Commissioners to consider:

Lino Lakes Resident XXX, Address, Lino Lakes, MN

WHEREAS, the nominee shall join the Jointly Submitted List from the cities of Blaine, Centerville, Circle Pines, Lino Lakes, Lexington and Spring Lake Park; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lino Lakes does hereby submit a list of names for consideration by the Anoka County Board of Commissioners per Minnesota Statute 103D.311 at least 60 days before the expiration of the term of the board managers' term who expires on January 17, 2022.

Adopted by the City Council of the City of Lino Lakes this 8th day of November 2021.

The motion for the adoption of the foregoing resolution was introduced by Councilmember _____ and was duly seconded by Councilmember _____ and upon vote being taken thereon, the following voted in favor thereof:

The following voted against same:

Rob Rafferty, Mayor

ATTEST:

Julianne Bartell, City Clerk

WORK SESSION STAFF REPORT
Work Session Item 7

Date: November 1, 2021
To: City Council
From: John Swenson, Public Safety Director
Re: 2022 Police Division Staffing

Background

The Police Division currently has 26 police personnel with a budgeted authorized police staffing of 28. Of the current 26 police personnel we have one Police Sergeant assigned to light duty stemming from a work related injury, one officer on FMLA leave, and three recently hired police personnel in various stages of the field training program; thus the Police Division continues to have staffing challenges.

We continue to meet our minimum staffing levels for police patrols with overtime and we anticipate one of the recently hired police officers will complete their training in December and a second completing their training in January 2022. We also anticipate the employee will return from FMLA by the end of November.

Hiring of police officers continues to be challenging for all police agencies in Minnesota and we also face these challenges.

In an effort to be proactive in addressing some of these hiring challenges, I propose that we delay the hiring of the 28th police officer until July 1, 2022. This delay will provide funding to:

1. Hire a third CSO.
2. Provide funding to contract with individuals to conduct police and firefighter backgrounds.

There would be no additional funding requests for 2022 as part of this proposal.

Hire Third CSO

As we have noted in previous discussions, we have had success hiring and retaining police officers that have served as CSOs with our department. Often times our CSOs have grown up in the community and have long standing relationships that have proven to be an asset to the City and resulted in staff members that have stayed long term.

We currently are in the process of hiring a CSO due the promotion of Samantha Bergeron from CSO to Police Officer this summer. We have two strong candidates for the CSO

vacancy and both candidates serve in volunteer roles with our organization and grew up in the Lino Lakes community. In an effort to continue with the success we have experienced utilizing the CSO program as a feeder program for Police Officers, I would like to bring both of these candidates on as part-time CSOs. Both of these CSO candidates are enrolled in academic programs to meet the educational requirements to become a police officer in Minnesota.

Our current CSO is currently taking college courses to be POST eligible in late June of 2022. This CSO continues to perform at a level that would make him a strong candidate to be promoted to Police Officer when he finishes his academic requirements to become the 28th police officer for our community in the summer 2022.

Contracting out for police and firefighter background investigations

The process of hiring police officers in Minnesota has become extremely competitive over the last 2 years. During our previous hiring processes we have found that we are often racing other metro agencies for high quality police officer candidates.

The background investigations portion of our hiring process has proven to be problematic for our agency. In the last two hiring processes we have identified police officer candidates and moved them on to the background investigation portion of the process only to lose them to other agencies that were further along in the process than us or completed their backgrounds before us.

Our background investigations are currently conducted by our Police Investigators and their work on background investigations is secondary to their criminal investigative case load.

We have learned that some agencies are working with retired police investigators and contract with these individuals to solely complete background investigations for police officer and firefighter candidates at a rate of \$35 per hour (no benefits). These contracted background investigators do not have any criminal investigative load; therefore, the background investigations are completed faster.

With the anticipated increase hiring of firefighters in 2022 coupled with the on-going police officer hiring this is an opportunity to determine if contracting out for background investigations is a viable option for Lino Lakes with no increase in the requested 2022 budget.

Staff is requesting Council direction on:

1. Delaying the hiring of 28th police officer to July 1, 2022.
2. Hiring a third CSO for the first half of 2022 and return to CSO staffing of 2 when the 28th police officer is hired.
3. Contract with retired police investigators to conduct police and firefighter backgrounds as part of our hiring process.

There would be no increase in the 2022 requested budget for the Police Division to move forward with this proposal.

**WORK SESSION STAFF REPORT
Work Session Item 8**

Date: November 1, 2021
To: City Council
From: John Swenson, Public Safety Director
Re: Public Safety Update

Update

Staff will be on hand to 3rd Quarter 2021 Public Safety Update



Lino Lakes Public Safety

One Vision. One Mission.

Quarterly Update
Ending September 30, 2021



John Swenson
Public Safety Director





The mission of the Lino Lakes Public Safety Department is to collaborate with the community to provide:

- *a healthy and safe community;*
- *a focus on prevention;*
- *a commitment to life safety;*
- *aggressive pursuit of criminals;*
- *respectful communication;*
- *encouragement for volunteerism.*



Third Quarter Statistics



CASE NUMBERS GENERATED					
YEAR	Q1	Q2	Q3	Q4	TOTAL
2021	2,697	2,937	3,195		8,829
2020	3,348	3,476	3,422	2,968	13,214

Average Response Time (emergency & non-emergency) 6 minutes, 57 seconds

STACKED CALLS REPORT					
	Q1	Q2	Q3	Q4	TOTAL
2021	9:50:25	22:07:41	33:39:48		65:37:54



MEDICAL CALLS FOR SERVICE					
YEAR	Q1	Q2	Q3	Q4	TOTAL
2021	182	203	195		580
2020	219	169	109	121	618

- **Average emergency response for medicals, 5 minutes, 03 seconds**
- **Average non-emergency response for medicals, 7 minutes and 09 seconds.**
- **Police staff responded to all 195 medical calls for service (CFS) and POC fire staff responded to 14 medical CFS.**



FIRE DIVISION

NFR'S CODE	DESCRIPTION	Q3 2020		Q3 2021		Y-to-D 2020		Y-to-D 2021	
		P/FF	POC	P/FF	POC	P/FF	POC	P/FF	POC
100	Fire	8	8	8	8	23	23	25	25
200	Overpressure Explosion, Overheat - No Fire	0	0	1	3	2	2	1	3
300	Rescue & EMS Incidents	28	28	35	32	74	73	91	88
400	Hazardous Conditions - No Fire	6	5	14	9	19	12	42	31
500	Service Call	25	15	19	18	63	35	61	43
600	Good Intent Call	8	5	7	7	27	16	19	19
700	False Alarms & False Calls	31	4	18	10	70	18	58	32
800	Severe Weather & Natural Disaster	1	0	0	0	1	0	0	0
900	Special Incident	0	0	0	0	0	0	0	0
	TOTAL	107	65	102	87	279	179	297	241

P/FF = Police/Firefighter POC = Paid On Call Firefighters

*** Please note no medical CFS are included in this table except motor vehicle accidents.**



MUTUAL AID GIVEN					
	Q1	Q2	Q3	Q4	TOTAL
2021	7	9	7		23
2020	5	10	8	3	26

MUTUAL AID RECEIVED					
	Q1	Q2	Q3	Q4	TOTAL
2021	2	2	4		8
2020	2	7	5	4	18



Group A Offenses and Arrests:

NIBRS Description - Group A	Qtr 3 2020		Qtr 3 2021		Y-to-D 2020		Y-to-D 2021	
	Off	Arrest	Off	Arrest	Off	Arrest	Off	Arrest
Animal Cruelty	2	2	1	0	2	2	1	0
Arson	0	0	0	0	1	1	0	0
Aggravated Assault	3	2	2	2	32	30	14	14
Simple Assault	12	8	4	4	23	17	18	17
Intimidation	2	2	4	4	9	8	12	12
Burglary/Breaking & Entering	6	0	8	1	15	0	19	5
Counterfeiting/Forgery	3	1	5	2	19	6	11	4
Destruction / Damage / Vandalism of Property	34	2	23	4	68	13	60	10
Drugs/Narcotic Violation	19	18	30	29	93	91	88	87
Drug Equipment Violations	17	16	30	29	73	71	74	73
Embezzlement	0	0	0	0	2	0	0	0
Extortion / Blackmail	0	0	0	0	1	0	0	0
False Pretenses/Swindle/Con	4	0	6	0	17	2	16	2
Credit Card/Automated Teller Machine Fraud	2	0	4	0	8	0	9	2
Wire Fraud	0	0	1	0	0	0	1	0
Impersonation	1	1	5	5	7	5	9	9
Identity Theft	12	0	14	0	43	0	53	0
Kidnapping/Abduction	0	0	0	0	2	1	0	0
Murder & Nonnegligent Manslaughter Person	1	1	0	0	1	1	0	0
Shoplifting	7	3	10	2	19	10	21	8
Theft from Building	5	1	4	0	10	2	10	2
Theft from Motor Vehicle	13	0	10	3	29	0	38	3
Theft of Motor Vehicle Parts or Accessories	3	0	12	0	7	0	24	0
All other Larceny	27	1	41	3	83	5	68	11
Motor Vehicle Theft	6	1	7	1	8	2	13	3
Robbery	0	0	0	0	1	1	0	0
Forcible Rape	0	0	2	2	1	0	3	3
Forcible Sodomy	0	0	0	0	2	0	2	2
Forcible Fondling	1	0	0	0	2	1	3	3
Stolen Property Offenses	2	2	4	4	5	5	13	12
Weapon Law Violations	1	1	2	2	7	7	7	7
TOTAL	183	62	229	97	590	281	587	289
Solve Rate	34%		42%		48%		49%	



Group B Offenses and Arrests:

NIBRS Description - Group B	Q3 2020		Qtr 3 2021		Y-to-D 2020		Y-to-D 2021	
	Off	Arrest	Off	Arrest	Off	Arrest	Off	Arrest
Bad Checks	0	0	0	0	1	0	0	0
Curfew/Loitering/Vagrancy Violation	8	7	3	0	14	10	3	0
Disorderly Conduct	7	1	6	5	26	12	22	17
Driving Under Influence	37	37	44	44	94	94	98	98
Family Offenses, Nonviolent	0	0	0	0	0	0	1	1
Liquor Law Violations	6	6	3	2	17	15	15	12
Trespass of Real Property	3	0	2	0	11	3	2	0
TOTAL	61	51	58	51	163	134	141	128
SOLVE RATE	84%		88%		82%		91%	

2020/2021 Overall Clearance Rate	Q3 2020		Q3 2021		Y-to-D 2020		Y-to-D 2021	
	Off	Arrest	Off	Arrest	Off	Arrest	Off	Arrest
Group A	183	62	229	97	590	281	587	289
Group B	61	51	58	51	163	134	141	128
TOTAL	244	113	287	148	753	415	728	417
SOLVE RATE	46%		52%		55%		57%	



	Q3 2020			Q3 2021			Year-to-Date 2020			Year-to-Date 2021		
2020/2021 Clearance Rate	Off	Arrest	Solve Rate	Off	Arrest	Solve Rate	Off	Arrest	Solve Rate	Off	Arrest	Solve Rate
Property Crimes	125	12	10%	154	25	16%	342	51	15%	365	71	19%
Violent Crimes	19	13	68%	9	8	89%	66	53	80%	41	39	95%

FELONY CASE FILE SUBMISSIONS					
YEAR	Q1	Q2	Q3	Q4	TOTAL
2021	10	19	11		40
2020	18	28	10	19	75



Public Safety Staff Update

- Police – 26 personnel (authorized 28)
 - Fire – 21 personnel (authorized 1 FTE and 40 Paid-on-Call Firefighters)
 - Administration – 5 personnel (authorized 4 FTE , 2 part-time)
-
- Three Police Officers currently in field training
 - One Police Officer candidate in background investigation
 - Four Paid-on-Call candidates in background investigation
 - Two Community Service Officers in background investigation



3rd Quarter Notable Events

- Night to Unite
- Blue Heron Days Parade
- Lino Lakes Family Fest
- Self Defense Class
- K9 Demos
- Youth Firearm Safety
- Fire Station Tours
- St. Joseph of the Lakes Summer Festival
- Eagle Brooke Church Event
- Officer Shawn Silvera Run



2021 Areas of Focus

- Employee Wellness
- Fire Prevention Programming
- Train all police staff on crisis intervention and de-escalation techniques
- Community Communication Strategies