



# CITY COUNCIL AGENDA

UPDATED 07/11/25

**Monday, July 14, 2025**

Broadcast on Cable TV Channel 16  
and [northmetrotv.com/lino-lakes-stream](http://northmetrotv.com/lino-lakes-stream)

***Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz  
City Administrator: Karen Anderson***

## **CITY COUNCIL WORK SESSION, 6:00 P.M. Community Room (not televised)**

- A. Call to Order and Roll Call
- B. Setting the Agenda: Addition or Deletion of Agenda Items
- C. Odd/Even Year Election - Update
- D. Municipal Cannabis Retail Store
- E. Review Regular Agenda
- F. Adjourn

## **CITY COUNCIL MEETING, 6:30 PM Council Chambers (televised)**

- Call to Order and Roll Call
- Pledge of Allegiance
- Public Comment (*sign-in prior to start of meeting per Rules of Decorum*)
- Setting the Agenda: Addition or Deletion of Agenda Items

## **SPECIAL PRESENTATION**

### **1. Consent Agenda**

- A. Approval of Expenditures for July 14, 2025 (Check No. 123076 through 123188) in the Amount of \$1,880,398.05
- B. Approval of June 23, 2025, Council Work Session Minutes
- C. Approval of June 23, 2025, Council Meeting Minutes

- D. Approval of July 7, 2025, Work Session Minutes
- E. Approval of Hiring of Part-Time Staff for the Rookery Activity Center
- F. Approval of Resolution No. 25-94, Solicitor License - Edward Jones
- G. Approval of Resolution No. 25-95, Solicitor License - Renewal by Andersen
- H. Approval of Resolution No. 25-96, Solicitor License - EcoShield
- I. Approval of Resolution No. 25-98 Extending Spargur Estates Final Plat Recording Date, Katie Larsen

## **2. Finance Department Report**

## **3. Administration Department Report**

- A. Consider Second Reading and Adoption of Ordinance 12-25 Regulating Pet Stores, Roberta Colotti
- B. Consider Appointment of Public Works Maintenance Worker, Meg Sawyer
- C. Consider Appointment of Office Specialist, Meg Sawyer
- D. Consider Appointment of Community Development Specialist, Meg Sawyer
- E. Consider the Addition of the Firefighter Admin Position, Meg Sawyer

## **4. Police Department Report**

- A. Renewal of School Resource Officer Contact, Curt Boehme

## **5. Fire Department Report**

## **6. Public Services Department Report**

## **7. Community Development Report**

- A. I-35E 2025 AUAR Update, Tom Hoffman
- B. Erickson Property, Katie Larsen
  - i. Consider 1st Reading of Ordinance No. 13-25 Rezoning Property from R, Rural to R-2, Two Family Residential
  - ii. Consider Resolution No. 25-93 Approving Preliminary Plat

## **8. Unfinished Business**



## **9. New Business**

## **10. Notices and Communications**

- A. Filing for City Council office begins Tuesday, July 29th and closes on Tuesday, August 12th. Candidates file at City Hall. Visit the City website elections page or contact the City Clerk for more information. The Municipal Election is Tuesday, November 4th.

## **ADJOURNMENT**

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM C.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Odd/Even Year Election - Update

---

**INTRODUCTION**

In accordance with the City Charter, the City of Lino Lakes municipal elections are held in odd-years.

**BACKGROUND**

The Lino Lakes Charter Commission and City Council have discussed the option of moving to even-year elections several times in the past and most recently in April at the Joint Charter Commission / City Council work session. The Charter Commission took this issue up at the July 10, 2025, meeting and voted to maintain the odd-year election calendar. According to the Secretary of State's Office of 856 cities, 18 will be conducting an odd-year election in 2025. The Municipal Election will be held on Tuesday, November 4, 2025. There is not an August Primary in Lino Lakes. Absentee voting for 2025 will be processed by Anoka County. Affidavit of Candidacy filing for the office of Mayor and two Council seats begins on Tuesday, July 29th and closes on Tuesday, August 12th.

**REQUESTED COUNCIL DIRECTION**

Council update, no action required.

**ATTACHMENTS**

None

**CITY COUNCIL  
WORK SESSION STAFF REPORT  
ITEM D**

**STAFF ORIGINATOR:** Michael Grochala, Community Development Director

**WORK SESSION DATE:** July 14, 2025

**TOPIC:** Municipal Cannabis Retail Store

---

**BACKGROUND**

The City Council is considering the possibility of establishing a municipal retail store as a potential revenue generator. On July 7, 2025, the City Council reviewed the draft Market/Feasibility study prepared by Great White Companies, for a municipal retail store. While not final, the report indicated an opportunity for significant revenue generation from a retail operation. Staff is working with Great White Companies, to complete the report. However, the council expressed interest, with some reservation, of continuing the evaluation.

Under state law, the City is required to allow two privately owned retail stores. A municipal store license would be in addition to those. While the state license application process is currently closed, staff anticipates another opportunity in the following months.

The City's Economic Development Advisory Committee (EDAC) discussed a municipal cannabis store at its July 10, 2025, meeting. The EDAC generally supported moving forward with the following recommendations:

- Consideration should include a plan for how revenues would be used and benefit residents of Lino Lakes as part of the development process.
- Consideration should include development of a process in the annual budgeting/levy process to show residents the impact on property taxes.
- Provide an opportunity for public comment on the establishment of a municipal retail operation.

The EDAC also provide staff with additional considerations for incorporation into contractual documents should the project move forward.

If the City moves forward, it would likely be under a public/private partnership whereby a private entity would own and operate the store and profit share with the City. Under this

scenario options would include negotiating directly with a single firm or advertising a Request for Proposals (RFP). The RFP would include, but not limited to Company profile, experience in retail operations, operational plan, financial proposal, supply chain, and proposed timeline to launch operations.

#### **REQUESTED COUNCIL DIRECTION**

Staff is requesting Council direction to add consideration to advertise a Request for Proposals for a Municipal Cannabis Store Operator, to the July 14, 2025, regular agenda.

#### **ATTACHMENTS**

1. None



## **Expenditures**

July 14, 2025

Check #123076 to #123188

\$1,880,398.05

### Significant Disbursements this Period:

- GMH Asphalt Corporation - \$454,855.07 – 2025 Street Rehabilitation Project
- Nuss Truck & Equipment - \$153,430.96 – 2026 Volvo VHD Dump Truck/Plow Truck Chassis #274

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
06/20/2025	123076	CENTRAL PENSION FUND	Remittance Check	6,528.00
06/20/2025	123078	NCPERS GROUP LIFE INSURANCE	Remittance Check	336.00
06/27/2025	123079	DEPUTY 150	VACTOR SALES TAX #518	10,270.73
07/04/2025	123080	AFSCME COUNCIL #5	Remittance Check	550.98
07/04/2025	123081	INTERNATIONAL UNION OF OPERAT	Remittance Check	595.00
07/04/2025	123082	LAW ENFORCEMENT LABOR SERVICE	Remittance Check	1,752.00
07/14/2025	123083	1ST CHOICE DOCUMENT DESTRUCTI	MAY SHREDDING	840.00
			JUNE SHREDDING EVENT	840.00
				<hr/>
				1,680.00
07/14/2025	123084	ALEXANDER P. SCHWARTZ	2ND QTR 2025 STIPEND	100.00
07/14/2025	123085	ANOKA COUNTY FIRE PROTECTION	FIRE TRAINING BOOKS (2)	240.00
			RMS/FIRST DUE SERVICE ALLOCATION	8,829.00
			ANNUAL MEMBERSHIP DUES	700.00
				<hr/>
				9,769.00
07/14/2025	123086	ASPEN EQUIPMENT, LLC	TOOLBOX #517	2,450.00
07/14/2025	123087	ASPEN MILLS, INC.	UNIFORM ALLOWANCE - C. BOEHME	129.90
			UNIFORM ALLOWANCE - S. BONCZEK	178.80
				<hr/>
				308.70
07/14/2025	123088	ATLANTIS GLOBAL LLC	SQUAD PRINTER PAPER	201.50
07/14/2025	123089	AVON BUSINESS FORMS & PROMOTI	CORRECTION NOTICES (500)	287.81
07/14/2025	123090	AXON ENTERPRISE, INC.	SQUAD CAMERA & LICENSE	1,767.27
07/14/2025	123091	BOND TRUST SERVICES CORPORATI	8/1/2025 DEBT SERVICE PAYMENTS 2014A I	402.50
			8/1/2025 DEBT SERVICE PAYMENTS 2015A I	16,006.25
			8/1/2025 DEBT SERVICE PAYMENTS 2016A I	3,000.00
			8/1/2025 DEBT SERVICE PAYMENTS 2018A I	89,806.26
			8/1/2025 DEBT SERVICE PAYMENTS 2020A I	42,200.00
			8/1/2025 DEBT SERVICE PAYMENTS 2021A I	12,297.50
			2014A PAYING AGENT FEE	237.50
				<hr/>
				163,950.01
07/14/2025	123092	CENTERPOINT ENERGY	NATURAL GAS	782.49
07/14/2025	123093	CENTURY COLLEGE	TUITION - V. KASPROWICZ, GRANT REIMB	775.00
07/14/2025	123094	CENTURYLINK	TELEPHONE	109.15
07/14/2025	123095	CHELSEA SHERMAN	CHECK REFUND FOR ANNUAL MEMBERSHIP CANC	436.00
07/14/2025	123096	CINTAS CORPORATION	MATS AND SHOP TOWELS	509.23
07/14/2025	123097	CITY OF COLUMBUS	JOINT PINE STREET GRAVEL PROJECT	7,366.39
07/14/2025	123098	CITY OF HUGO	HUGO BLDG INSPECTOR 6/24 & 6/25	322.70
07/14/2025	123099	CITY OF ST. PAUL	ASPHALT HOT MIX	2,382.84
07/14/2025	123100	COMCAST	PHONE & INTERNET SERVICES	398.16
07/14/2025	123101	CONNEXUS ENERGY	WATERMARK PARK PAVILION ELECTRICITY	50.40
			ELECTRICITY	6,602.60
				<hr/>

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
				6,653.00
07/14/2025	123102	CORE & MAIN LP	1" METER GASKETS	37.75
07/14/2025	123103	DALE K. STOESZ	LMC ANNUAL CONFERENCE LODGING & MILEAGE	604.08
07/14/2025	123104	DELTA DENTAL OF MINNESOTA	DENTAL INSURANCE PREMIUMS	4,760.22
07/14/2025	123105	DON'S CIRCLE SERVICE	REPLACE LOWER CONTROL ARMS & ALIGNMENT	1,587.86
			INSPECT A/C SYSTEM #314	475.99
				2,063.85
07/14/2025	123106	EDINA PAINTING COMPANY	REMOVE WALLPAPER & PAINT ADMIN OFFICE	2,200.00
07/14/2025	123107	ELECTRO WATCHMAN, INC.	ANNUAL FIRE ALARM MONITORING & INSPECT	720.00
07/14/2025	123108	ELIZABETH LARKIN	2ND QTR 2025 STIPEND	150.00
07/14/2025	123109	EMERGENCY AUTOMOTIVE TECHNOLO	BUILD-OUT #325	8,328.77
			BUILD-OUT #326	8,812.55
				17,141.32
07/14/2025	123110	ENDURANCE FITNESS OF MN, LLC	MONTHLY FEE	11,665.00
07/14/2025	123111	FACTORY MOTOR PARTS COMPANY	RIGHT REAR PARKING BRAKE ACTUATOR #319	64.23
			NITRILE GLOVES	62.88
			DEXRON ULV TRANSMISSION FLUID (STOCK)	138.00
			WHEEL WEIGHTS (STOCK)	15.36
			FUEL FILTER KIT #263	102.00
			AIR FILTER #263	35.20
			WHEEL WEIGHTS (STOCK)	30.31
			COOLANT (STOCK)	44.24
			FILTERS (STOCK)	11.11
			TRANSMISSION FILTER #308	22.00
			AIR, OIL & FUEL FILTERS (STOCK)	114.54
			BRAKE CLEANER (STOCK)	48.48
				688.35
07/14/2025	123112	FERGUSON WATERWORKS #2518	1/2" BALL VALVE CHLORINE REPAIR	94.23
07/14/2025	123113	FIDELITY SECURITY LIFE INSURA	JULY INSURANCE PREMIUMS	172.27
07/14/2025	123114	FIRE INSTRUCTION RESCUE EDUCA	PUMP OPERATIONS TRAINING	650.00
07/14/2025	123115	FIRST ADVANTAGE OCC.	EMPLOYEE DRUG TESTING	204.72
			ANNUAL ENROLLMENT AND EMPLOYEE DRUG TES	141.66
			ANNUAL ENROLLMENT & RANDOM DRUG TEST CR	(99.77)
				246.61
07/14/2025	123116	FRATTALLONES HARDWARE & GARDE	SPRAYER PARTS	9.56
07/14/2025	123117	FREIMUTH ENTERPRISES, LLC	JANUARY RECYCLING SATURDAY	650.00
			FEBRUARY RECYCLING SATURDAY	650.00
			MARCH RECYCLING SATURDAY	650.00
			APRIL RECYCLING SATURDAY	650.00

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
			MAY RECYCLING SATURDAY	650.00
			JUNE RECYCLING SATURDAY	650.00
				<u>3,900.00</u>
07/14/2025	123118	GDO LAW	JULY PROSECUTOR CONTRACT	8,750.00
07/14/2025	123119	GMH ASPHALT CORPORATION	HYDRANT METER RENTAL REFUND	560.00
			2025 STREET REHABILITATION PROJECT	454,855.07
				<u>455,415.07</u>
07/14/2025	123120	GOPHER STATE ONE-CALL	JUNE 2025 LOCATES	787.05
07/14/2025	123121	GRAINGER	MOTOR PULLY	234.95
			BIFOLD GARAGE DOOR TRIM SEAL	109.07
				<u>344.02</u>
07/14/2025	123122	HAUGO GEO TECHNICAL SERVICES, 2025 STREET REHAB PROJECT MATERIALS TES		1,803.00
07/14/2025	123123	HAWKINS, INC.	WATER TREATMENT CHEMICALS	10,718.40
			POOL TREATMENT CHEMICALS	536.76
			POOL CHEMICALS	1,353.50
				<u>12,608.66</u>
07/14/2025	123124	IMAGE PRINTING & GRAPHICS, IN	WALL SIGNS FOR POLICE DEPARTMENT (3)	112.92
			BUSINESS CARDS - P. MOONEN	20.00
			ACTIVITY POSTER	31.50
				<u>164.42</u>
07/14/2025	123125	IMPERIAL DADE	JANITORIAL SUPPLIES	807.00
			SHOWER CURTAIN (2)	114.24
			JANITORIAL SUPPLIES	133.93
			JANITORIAL SUPPLIES	328.21
				<u>1,383.38</u>
07/14/2025	123126	INNOVATIVE OFFICE SOLUTIONS	L LAMINATE SHEETS & NOTEPADS	110.72
07/14/2025	123127	INSTRUMENTAL RESEARCH, INC.	JUNE WATER SAMPLES	375.00
07/14/2025	123128	INTERSTATE POWER SYSTEMS, INC	LIFT 53 GENERATOR REPLACEMENT	37,375.00
07/14/2025	123129	ISAAC WIPPERFURTH	2ND QTR 2025 STIPEND	150.00
07/14/2025	123130	J. BECHER & ASSOCIATES, INC.	TROUBLESHOOT LIGHTS IN GEAR ROOM	912.34
			TROUBLESHOOT POWER OUTAGE AND LIGHTS IN	1,967.88
			ADDING PLUG AND CORD TO GEN #516	5,351.03
				<u>8,231.25</u>
07/14/2025	123131	JONATHAN PARSONS	2ND QTR 2025 STIPEND	225.00
07/14/2025	123132	JULIA NELSON	2ND QTR 2025 STIPEND	225.00



## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
07/14/2025	123133	KIFFMEYER INC	MASONRY REPAIR CLAIM #CP428698 INSURED	15,000.00
07/14/2025	123134	KIMLEY-HORN AND ASSOCIATES, I	NW MAIN MASTER PLAN & AUAR	79,490.74
07/14/2025	123135	KJOLHAUG ENVIRONMENTAL SERVIC	PUBLIC WORKS WETLAND DELINEATION	511.22
07/14/2025	123136	LANGUAGE LINE SERVICES	JUNE INTERPRETATION SERVICES	160.68
07/14/2025	123137	LINDSAY BUCHMEIER	2ND QTR 2025 STIPEND	225.00
07/14/2025	123138	LRS	TOILET RENTAL - WATERMARK PARK	65.00
			TOILET RENTAL - BIRCH PARK	65.00
			TOILET RENTAL - CITY HALL PARK	65.00
			TOILET RENTAL - CLEARWATER CREEK PARK	65.00
			TOLIET RENTAL - HIGHLAND MEADOWS PARK	65.00
			TOILET RENTAL - LINO PARK	65.00
			TOLIET RENTAL - MARSHAN PARK	65.00
			TOILET RENTAL - SUNRISE PARK	65.00
			TOILET RENTAL - TOWER PARK	65.00
				585.00
07/14/2025	123139	MACQUEEN EQUIPMENT, INC.	DEPT EXP - LEATHER FRONT FOR HELMET (5)	320.00
			DEPT EXP - NAME PATCHES	166.00
			DEPT EXP - BOOTS	623.05
				1,109.05
07/14/2025	123140	MANSFIELD OIL COMPANY	1,700 GALLONS OF GASOLINE, 1,200 GALLON	8,529.21
07/14/2025	123141	MARY JO STEVENSON	2ND QTR 2025 STIPEND	150.00
07/14/2025	123142	MENARDS - BLAINE	SKINNY SNAKE	12.98
07/14/2025	123143	MENARDS - FOREST LAKE	REPAIR BUSHINGS FOR CHLORINE - WELL 5	5.98
			SPRAYER PARTS	9.46
				15.44
07/14/2025	123144	MET COUNCIL ENVIRONMENTAL SER	AUGUST WASTE WATER SERVICES	112,082.94
07/14/2025	123145	METRO SALES INCORPORATED	PUBLIC WORKS COPIER	105.66
			ROOKERY COPIER	530.74
			PD COPIER CONTRACT	36.00
			CITY HALL CD COPIER	216.54
			CITY HALL COPY ROOM COPIER	612.98
				1,501.92
07/14/2025	123146	METRO-INET	JULY IT SERVICES	29,240.00
			MICROSOFT OFFICE 365 LICENSE - G. EYEST	188.00
			MICROSOFT OFFICE 365 LICENSE - K. PAEHL	188.00
				29,616.00
07/14/2025	123147	MICHAEL ROOT	2ND QTR 2025 STIPEND	300.00
07/14/2025	123148	MIDWAY FORD COMPANY	LOCKING 4WD HUB #267	161.70

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
			PASSENGER WINDOW GLASS #412	260.76
			REAR BLOWER MOTOR #314	114.40
			FUEL CAP #268	17.75
				<hr/> 554.61
07/14/2025	123149	MIDWEST GROUNDCOVER	EWf SUNRISE PARK	5,320.00
07/14/2025	123150	MIKE ROWE	MILEAGE REIMBURSEMENT	56.96
07/14/2025	123151	MILLS AFTERMARKET ACCESSORIES	SEAT COVERS #259, #515, #517	1,293.80
07/14/2025	123152	MN DEPARTMENT OF LABOR & INDU	ROOKERY BOILERS	40.00
07/14/2025	123153	MN FIRE SERVICE CERTIFICATION	FIRE II CERT EXAM (4) - MBFTE REIMB	524.00
07/14/2025	123154	MN METRO NORTH TOURISM BOARD	MAY 2025 TOURISM TAX	8,482.00
07/14/2025	123155	MNSPECT, LLC	FIELD INSPECTIONS JUNE 2025	8,700.00
07/14/2025	123156	NAC MECHANICAL & ELECTRICAL	TROUBLESHOOT DECTRON UNIT	3,173.00
07/14/2025	123157	NATHAN VOJTECH	2ND QTR 2025 STIPEND	150.00
07/14/2025	123158	NEIL EVENSON	2ND QTR 2025 STIPEND	150.00
07/14/2025	123159	NORTHERN TOOL COMMERCIAL ACCO	POWER CORD FOR SPRAYER PUMP	36.09
07/14/2025	123160	NORTHLAND RECREATION, LLC	BENCHES AND TRASH RECEPTACLES	9,541.00
07/14/2025	123161	NORTHWAY IRRIGATION/LANDSCAPE	IRRIGATION REPAIR FIRE 2	181.00
			IRRIGATION REPAIR - FIRE 2	51.00
				<hr/> 232.00
07/14/2025	123162	NUSS TRUCK & EQUIPMENT	#274 2026 VOLVO VHD DUMP TRUCK/PLOW TRU	153,430.96
07/14/2025	123163	O'REILLY AUTOMOTIVE STORES	BATTERY #632	185.02
			REAR BRAKE PADS & ROTORS #806	124.99
			SPARK PLUGS #320	96.08
			ANTENNA BASE #267	37.58
			VALVE COVER GASKETS & SPARK PLUGS #319	112.87
			SWAY BAR LINKS #308	36.24
			RUBBER FUEL HOSE (STOCK)	105.00
			VALVE COVER GASKET SET & LATERAL ARM #3	77.92
			SERPENTINE BELT & A/C BELT #319	60.46
			POWER STEERING PUMP CREDIT #505	(205.42)
				<hr/> 630.74
07/14/2025	123164	OTTER LAKE ANIMAL CARE CENTER	RESCUE BOARDING	95.00
07/14/2025	123165	PATRICK KOHLER	2ND QTR 2025 STIPEND	225.00
07/14/2025	123166	PERRY LADEN	2ND QTR 2025 STIPEND	225.00
07/14/2025	123167	POMP'S TIRE SERVICE, INC.	STOCK TAHOE POLICE TIRES (14)	2,464.00
07/14/2025	123168	POWER PLAN OIB	OIL FILTER & FUEL FILTERS #424	252.67
07/14/2025	123169	PRECISE MRM LLC	CELLULAR DATA FOR GPS	160.00
07/14/2025	123170	PRESS PUBLICATIONS, INC.	ORD. NO. 10-25 REZONE WILKINSON WATERS	44.35
			PHN PELTIER PONDS	63.35
				<hr/> 107.70
07/14/2025	123171	PRIMARY PRODUCTS COMPANY	NITRILE GLOVES (2)	138.46
07/14/2025	123172	PRODIGY EMS, INC.	ANNUAL TRAINING DUES	1,400.00

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
<b>Bank CKING POOLED CHECKING</b>				
07/14/2025	123173	S&S INDUSTRIAL HARDWARE SUPPL	REPAIR BOLT/NUT FOR TRAILER #709	4.55
07/14/2025	123174	SAFETY-KLEEN SYSTEMS, INC.	SOLVENT	50.42
07/14/2025	123175	SHAWN C. HOLMES	2ND QTR 2025 STIPEND	150.00
07/14/2025	123176	SHRED-IT, C/O STERICYCLE, INC	DOCUMENT DESTRUCTION	119.36
07/14/2025	123177	SIR LINES-A-LOT	ROAD STRIPING	6,177.60
			CROSSWALK STRIPING & SYMBOLS	6,797.00
				<hr/> 12,974.60
07/14/2025	123178	STANDARD INSURANCE COMPANY	LIFE & DISABILITY INSURANCE PREMIUMS	2,382.69
07/14/2025	123179	STREICHER'S, INC.	DEPT EXP - K. MCKINNEY	45.97
			SIMUNITION ROUNDS (15 BOXES)	359.85
				<hr/> 405.82
07/14/2025	123180	SUZANNE GUTHMUELLER	2ND QTR 2025 STIPEND	225.00
07/14/2025	123181	T-MOBILE USA INC	CELL PHONES & WI-FI	799.96
07/14/2025	123182	TESSMAN COMPANY	BALLFIELD CHALK	398.00
07/14/2025	123183	WALSER POLAR CHEVROLET	(2) PCV HOSES #320	24.00
			WATER PUMP #319	308.32
				<hr/> 332.32
07/14/2025	123184	WHEELER HARDWARE COMPANY	DOOR PROGRAMMER AND TRAINING	1,011.00
07/14/2025	123185	WINNICK SUPPLY, INC.	CHLORINE REPAIR FITTINGS WELL 5	38.77
07/14/2025	123186	WSB & ASSOCIATES, INC.	APRIL OTTER CROSSING SOUTH	2,807.00
			APRIL ALDI	3,279.00
			APRIL 2025 SURFACE WATER MANAGEMENT PRO	820.00
			APRIL 416 LILAC ST - BRF ENTERPRISES	1,733.50
			APRIL TEST WELL NO. 7B	294.50
			APRIL PELTIER PONDS	502.00
			APRIL OTTER LAKE RD EXT PROJECT - ROW S	711.00
			APRIL 2025 STREET REHABILITATION	44,133.75
			APRIL JAVA PROPERTIES - LINO LAKES 2.0	1,933.50
			APRIL 2025 BIRCH STREET SANITARY SEWER	2,169.75
			APRIL WILKINSON WATERS	4,264.00
			APRIL SLATER ADDITION	251.00
			APRIL WATERMARK 8TH ADDITION	9,695.75
			APRIL LINDA AVENUE ADDITION	1,004.00
			APRIL 455 PARK CT - FIJI CUBE	650.00
			APRIL WATERMARK 7TH ADDITION	503.00
			APRIL JANSEN ADDITION	251.00
			APRIL NATURES REFUGE NORTH	7,244.50
			APRIL 2024 STREET REHAB & TRUNK WATER M	948.50
			APRIL OTTER LAKE RD EXT DESIGN & CONSTR	21,166.25
			APRIL 2025 STREET RECON & MUNI UTIL EXT	88,169.10
			APRIL 440 PARK CT - LINO LAKES TECH CEN	1,973.00
			APRIL CONNEXUS SUBSTATION	125.50
			APRIL WATERMARK 6TH ADDITION	1,200.00

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			APRIL WATER TREATMENT PLANT	51,624.25
			APRIL BELLAND FARMS 2ND ADDITION	376.50
			APRIL WATERMARK 5TH ADDITION	823.50
			APRIL WINTER WETLAND BANK	1,347.25
			APRIL NADEAU ACRES 2ND ADDITION	232.00
			APRIL MARKET PLACE DR REALIGNMENT	6,031.50
			APRIL JAVA LINO LAKES - 2ND ADDITION	356.25
			APRIL CHIPOTLE	803.75
			APRIL NELSON REHBEIN PROPERTY	473.75
			APRIL CLEARWATER COMMONS	473.75
			APRIL REHBEIN IUP	2,408.25
			APRIL 2025 PRIVATE UTILITY PERMITS	4,643.50
			APRIL 2025 GENERAL ENGINEERING SERVICES	8,088.33
			APRIL 2025 DATAFI SUBSCRIPTION	3,600.00
			MAY WILKINSON WATERS	1,004.00
			MAY WATERMARK 8TH ADDITION	26,208.50
			MAY LINDA AVENUE ADDITION	648.00
			MAY WATERMARK 7TH ADDITION	6,496.00
			MAY NATURES REFUGE NORTH	2,609.50
			MAY 2024 STREET REHAB & TRUNK WATER MAI	875.00
			MAY 440 PARK CT - LINO LAKES TECH CENTE	251.00
			MAY 2025 STREET RECON & MUNICIPAL UTIL	103,632.25
			MAY OTTER LAKE RD EXT DESIGN & CONST	26,996.50
			MAY WATERMARK PARK	1,131.00
			MAY WINTERS WETLAND BANK	1,069.75
			MAY MARKET PLACE DR REALIGNMENT	16,878.25
			MAY 2025 PHELPS ROAD STOCKPILE	420.00
			MAY WATER TREATMENT PLANT	30,171.50
			MAY ERICKSON PROPERTY	380.00
			MAY JAVA LINO LAKES - 2ND ADDITION	617.50
			MAY CHIPOTLE	1,190.00
			MAY NELSON REHBEIN PROPERTY	807.50
			MAY CLEARWATER COMMONS	1,775.00
			MAY OTTER CROSSING SOUTH	2,446.50
			MAY ALDI	3,260.50
			MAY 2025 SURFACE WATER MANAGEMENT PROJE	2,762.50
			MAY 416 LILAC ST - BRF ENTERPRISES	899.00
			MAY TEST WELL NO. 7B	171.00
			MAY OTTER LAKE RD EXT PROJECT - ROW SER	1,320.00
			MAY JAVA PROPERTIES - LINO LAKES 2.0	502.00
			MAY 2025 STREET REHABILITATION	23,939.25
			MAY 2025 BIRCH STREET SANITARY SEWER	665.00
			MAY 2025 PRIVATE UTILITY PERMITS	3,403.00
			APRIL MAIN STREET MASTER PLAN	1,122.50
			APRIL I35E & CR J RAB LANDSCAPING	2,087.00
			APRIL I35E AUAR UPDATE	2,921.00
			APRIL 2025 GPS/GIS MISCELLANEOUS ASSIST	1,400.00
			APRIL WARE ROAD LIFT STATION 9 PROPERTY	1,373.00
			MAY I35E & CRJ RAB LANDSCAPING	546.00
			MAY I35E CORRIDOR AUAR 2025 UPDATE	1,090.50

## CHECK REGISTER FOR CITY OF LINO LAKES

CHECK NUMBER 123076 - 123188

- CHECK TYPE: PAPER CHECK

Check Date	Check	Vendor Name	Description	Amount
Bank CKING POOLED CHECKING				
			MAY 2025 GPS/GIS MISCELLANEOUS ASSISTAN	875.00
			MAY 2025 MISCELLANEOUS ESCROW ACCOUNT	446.50
			MAY 2025 GENERAL ENGINEERING SERVICES	8,088.33
				<u>559,592.01</u>
07/14/2025	123187	XCEL ENERGY	ELECTRIC	25,269.29
			NEW STREETLIGHT INSTALL SIOUX LN & HOKA	8,019.00
			FAWN LANE STREET LIGHT REPLACEMENTS	28,584.00
				<u>61,872.29</u>
07/14/2025	123188	ZIEGLER, INC.	VALVE BLOCK O-RINGS #252	35.32
CKING TOTALS:				
Total of 112 Checks:				1,880,398.05
Less 0 Void Checks:				0.00
Total of 112 Disbursements:				<u>1,880,398.05</u>



Electronic Funds Transfer  
MN Statute 471.38 Subd. 3

Council Meeting July 14, 2025

Transfer In/(Out)

6/18/2025 Anoka County Tax Settlement	5,237,368.01
6/20/2025 Sales & Use Tax	(8,299.00)
6/20/2025 Payroll #13	(230,265.30)
6/20/2025 Payroll #13 Federal Deposit	(64,813.29)
6/20/2025 Payroll #13 PERA	(59,190.00)
6/20/2025 Payroll #13 State	(14,800.91)
6/20/2025 Payroll #13 Child Support	(335.13)
6/20/2025 Payroll #13 H.S.A. Bank Pretax	(4,176.53)
6/20/2025 Payroll #13 TASC Pretax	(1,031.06)
6/20/2025 Payroll #13 Mission Sq 457 Def. Comp #301596	(1,900.00)
6/20/2025 Payroll #13 Mission Sq Roth IRA #706155	(669.23)
6/20/2025 Payroll #13 MSRS HCSP #98946-01	(5,301.75)
6/20/2025 Payroll #13 MSRS Def. Comp #98945-01	(2,405.00)
6/20/2025 Payroll #13 MSRS Roth IRA #98945-01	(1,064.00)
6/24/2025 Transfer to Money Market from Checking	(3,500,000.00)
7/2/2025 Council Payroll #07	(3,707.31)
7/2/2025 Council Payroll #07 Federal Deposit	(209.14)
7/2/2025 Council Payroll #07 PERA	(410.72)
7/2/2025 Council Payroll #07 State	(44.94)
7/4/2025 Payroll #14	(239,612.87)
7/4/2025 Payroll #14 Federal Deposit	(69,023.01)
7/4/2025 Payroll #14 PERA	(61,420.56)
7/4/2025 Payroll #14 State	(15,745.58)
7/4/2025 Payroll #14 H.S.A. Bank Pretax	(4,291.92)
7/4/2025 Payroll #14 TASC Pretax	(1,054.13)
7/4/2025 Payroll #14 Mission Sq 457 Def. Comp #301596	(1,900.00)
7/4/2025 Payroll #14 Mission Sq Roth IRA #706155	(669.23)
7/4/2025 Payroll #14 MSRS HCSP #98946-01	(5,599.21)
7/4/2025 Payroll #14 MSRS Def. Comp #98945-01	(2,455.00)
7/4/2025 Payroll #14 MSRS Roth IRA #98945-01	(1,064.00)
7/3/2025 Anoka County	3,385,755.35
7/3/2025 Transfer to MM Savings	(3,500,000.00)

**Lino Lakes City Council  
Work Session  
Minutes**

DATE: June 23, 2025  
TIME STARTED: 5:30 P.M.  
TIME ENDED: 6:27 P.M.  
LOCATION: Community Room  
MEMBERS PRESENT: Mayor Rafferty Councilmembers Cavegn, Ruhland (arrived at 5:55 p.m.),  
Lyden (arrived at 5:37 p.m.) and Stoesz  
MEMBERS ABSENT: None

Staff Members Present: City Administrator Karen Anderson, Consultant Dave Pecchia, City Clerk Roberta Colotti, Finance Director Kelly Horn, Accountant Tracy Thoma, Community Development Director Mike Grochala, City Engineer Diane Hankee, Chief of Police Curt Boehme, Fire Chief Dan L’Allier and Fire Lieutenant Brian Finke.

**1. Call to Order and Roll Call**

Mayor Rafferty called the meeting to order at 5:30 p.m.

Mayor Rafferty welcomed Karen Anderson to the city in her new role as City Administrator.

**2. Setting the Agenda: Addition or Deletion of Agenda Items**

The agenda was adopted as presented.

**3. Municipal Cannabis Dispensary, Feasibility Study Proposal**

The City Administrator presented a proposal from Great White Companies MN, LLC, to complete a Municipal Cannabis Retail Store Feasibility Study, that would be community specific. The feasibility study proposal stated that it will help illustrate the potential market and highlight projected sales.

The City Administrator stated that after reviewing the proposal and speaking with other area cities and consultants, the contract is recommended for approval.

Mayor Rafferty stated that this item was discussed as a potential revenue source. He stated that it was the Council’s direction to have staff review options to complete a study and tonight the Council is being presented with a proposal for consideration. He stated that he also spoke with other area cities to research this matter further.

Councilmember Cavegn highlighted that by State Law; the city is required to allow cannabis retail stores. He stated that he supports authorizing the feasibility study as presented. He stated that the projected revenues from a municipal cannabis retail store

would need to be significant for him to support moving forward with constructing a store.

Mayor Rafferty stated regarding potential revenue; the cannabis store would have more competition than a municipal liquor store. The City is required to allow two private cannabis retail stores in addition to the proposed municipal store, in accordance with our current population numbers, under State law.

Councilmember Stoesz reiterated that as stated at past meetings on this topic, he is not in support of a municipal cannabis retail store. He stated it is not a core function of a city. Furthermore, having enforcement responsibilities and revenue generated with a retail cannabis store is a conflict of interest.

Mayor Rafferty stated that the feasibility study approval is on the regular meeting agenda for formal action tonight. He stated that the feasibility study would provide the City with cost/revenue information that can be used in making a determination regarding opening a municipal cannabis retail store.

Mayor Rafferty returned to the subject of the municipal cannabis store when Councilmember Lyden joined the meeting to receive his feedback on the proposal.

Councilmember Lyden stated that he supports moving forward with the feasibility study. He noted that the location of the retail store will be an important decision.

Mayor Rafferty also returned to the subject and asked Councilmember Ruhland his opinion on the municipal cannabis retail store feasibility study when he arrived.

Councilmember Ruhland asked if the study would include demographic information.

The City Administrator confirmed that it would include demographic information.

Councilmember Ruhland stated that he was in favor of the feasibility study as presented.

#### **4. Contract for Strategic Planning Sessions**

The City Administrator presented the proposed City Council Strategic Planning and Goal Setting contract with Facilitator Phil Kern. The proposal outlined scheduling two workshops focused on three elements of strategic planning and organizational leadership. The outline for the process would be long-term direction, organizational performance, and development of a short-term goals program to support immediate needs and the vision/strategic plan of the City.

Mayor Rafferty stated that there are several recent requests and recommendations that have been presented to the Council for consideration, and developing a Strategic Plan to



respond to these is important. This item is scheduled for formal approval at the regular meeting this evening.

**5. 2026 Budget Calendar**

The Interim Finance Director presented the proposed 2026 Budget Calendar for review by the City Council.

Mayor Rafferty questioned the timeline for the hiring process for the new Finance Director in relation to the budget calendar.

The Interim Finance Director reported that Human Resources is currently conducting the hiring process, and the new Finance Director should be onboard by July or August. She recommended moving forward with the budget calendar as presented, given the Preliminary Budget deadline in September. She noted that the Final Budget would not need to be set until December.

**Council Consensus**

It was the consensus of the City Council to approve the 2026 Budget Calendar as presented.

**6. Review Regular Agenda**

The Interim Finance Director reported that the General Obligation Bonds, Series 2025A, in the original aggregate principal amount of \$8,090,000 sale this morning went well. With a strong number of bidders, the City received a more favorable interest rate. She presented the updated resolution approving the sale and stated that the Municipal Advisor Keith Dahl would be present this evening to make a presentation.

Mayor Rafferty reviewed the consent agenda items including approval of claims.

The City Clerk reviewed draft Ordinance No. 12-25 Regulating Pet Stores, that was scheduled for First Reading this evening.

The Mayor reported that the residents that made the request during the June 9<sup>th</sup> Council Meeting to adopt the ordinance expressed their appreciation that the City was moving forward with this ordinance.

The City Clerk reviewed the proposed amendments to the Rules of Decorum, including amendments to regulations regarding signs, apparel with messaging, ADA accommodations, written public comment submissions, and the process for receiving and processing reports and information submitted for consideration during the meeting.

The Council debated the draft regulation regarding apparel with messaging. With the majority expressing their support for the regulation and Councilmembers Ruhland and

Lyden stating that they were opposed to including the regulation in the Rules of Decorum.

The Chief of Police reviewed the appointment of Colton Timmons to the Police Officer position at Step 1 of the Police Officer wage scale, scheduled for action at the regular meeting.

Councilmember Stoesz asked if future staff reports could include information on any hiring bonus offered with the wage information presented.

The Chief of Police stated that they can include that information with future reports.

The Fire Chief reviewed the appointment of Ky Page to the Paid On-Call Firefighter position, at Step 1 of the Paid On-Call Firefighting wage scale, scheduled for formal action at the regular meeting.

Councilmember Cavegn asked why this new hire was being assigned to Fire Station #2, since that station has more firefighters than Station #1.

The Fire Chief stated that Ky Page lives closer to Fire Station #2.

The Fire Chief reviewed the appointment of Cody Kanowitz to the Paid On-Call Firefighter position, at Step 1 of the Paid On-Call Firefighting wage scale.

The Fire Chief reviewed the appointment of Samuel Gibson Eyestone to the Part-Time Firefighter position, at Step 6 of the Part-Time Firefighter wage scale. He reported that Samuel Gibson Eyestone has been working for the City and is being recommended for this new appointment.

Mayor Rafferty asked which station Samuel Gibson Eyestone would be assigned to work at.

The Fire Chief reported that he would be assigned to Station #2.

The Fire Chief recommended that the language for the approval to provide healthcare benefits to firefighters working over 30-hours per week, be amended to include the language "as and when required by law".

The City Administrator stated that there is still some work that needs to be done on the policy.

The Interim Finance Director stated that the 2025 Budget impact was discussed and the 2025 Budget still potentially needs to be amended in relation to this item. The cost of this coverage can be planned for in the 2026 Budget. Staff is working on clarifying when

an individual firefighter becomes eligible under law and the City is required to provide coverage. City staff need to work on the personnel policy. This is the direction the City is going but we are not at the point of implementation of the full policy immediately.

Councilmember Ruhland asked what the cost of the insurance was for this program.

The Interim Finance Director stated the cost was approximately \$18,000 or a payment if the firefighter does not take insurance. She stated that staff need to review the city policies and laws regarding this insurance payment.

Councilmember Ruhland stated that he is in favor of the insurance payment.

Mayor Rafferty requested further clarification regarding the payment made when a firefighter does not take insurance under the program.

The Interim Finance Director clarified that Human Resources needs to review the policy regarding payment to those that do not take insurance. She stated that this is a new classification of employees, who are not covered by a union or current policy. She stated that is why the clarifying language regarding providing insurance when required by law is being recommended.

Councilmember Lyden stated that he is in favor of providing insurance.

Mayor Rafferty noted the time and stated that there is another meeting starting at 6:30 p.m.

## **7. Adjournment**

Mayor Rafferty adjourned the meeting at 6:27 p.m.

These minutes were approved at the regular Council Meeting on July 14, 2025.

---

Roberta Colotti, CMC  
City Clerk

---

Rob Rafferty,  
Mayor

**LINO LAKES CITY COUNCIL  
REGULAR MEETING  
MINUTES**

**DATE:** June 23, 2025  
**TIME STARTED:** 6:30 PM  
**TIME ENDED:** 7:19 PM  
**LOCATION:** City Council Chambers  
**MEMBERS PRESENT:** Mayor Rafferty, Councilmembers Cavegn, Lyden, Ruhland and Stoesz  
**MEMBERS ABSENT:** None

Staff Members Present: City Administrator Karen Anderson, Consultant Dave Pecchia, City Clerk Roberta Colotti, Finance Director Kelly Horn, Accountant Tracy Thoma, Community Development Director Mike Grochala, City Engineer Diane Hankee, Chief of Police Curt Boehme, Fire Chief Dan L'Allier and Fire Lieutenant Brian Finke.

The meeting was called to order by Mayor Rafferty at 6:30 PM.

Mayor Rafferty provided an overview of the Rules of Decorum.

**PUBLIC COMMENT**

Mayor Rafferty opened the public comment period.

Megan Helling, 7932 Joseph Court, Lino Lakes, thanked the City Council for following up on the request to adopt a Humane Pet Store ordinance, scheduled for first reading this evening.

**Motion to close the public comment period at 6:36 p.m.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**SETTING THE AGENDA**

The agenda was adopted as presented.

**1. CONSENT AGENDA**

**Motion to Approve Consent Agenda Items 1A through 1F as presented.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Ruhland</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**2. FINANCE DEPARTMENT REPORT**

**A. Resolution No. 25-91 – Bond Sale**

The Interim Finance Director introduced Keith Dahl, Municipal Advisor.

Keith Dahl, Municipal Advisor, reported on the bond sale. He reported that the City received a favorable interest rate and as a result was able to reduce the size of the bond. He reported on the City's bond rating.

**Motion to adopt Resolution No. 25-91, Awarding the Sale of General Obligation Bonds, Series 2025A, in the Original Aggregate Principal Amount of \$8,090,000; Fixing their Form and Specifications; Directing their Execution and Delivery; and Providing for their Payment.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**3. ADMINISTRATION DEPARTMENT REPORT**

**A. Municipal Cannabis Dispensary, Feasibility Study**

**Motion to authorize the City Administrator to sign the contract with Great White Companies, LLC to complete a Municipal Cannabis Dispensary feasibility study as presented.**

<b>RESULT:</b>	<b>CARRIED [4-1]</b>
<b>MOVER:</b>	<b>Ruhland</b>
<b>SECONDER:</b>	<b>Cavegn</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden and Ruhland</b>
<b>NAYS:</b>	<b>Stoesz</b>

**B. Ordinance No. 12-25, Regulating Pet Stores**

**Motion to waive full reading of Ordinance No. 12-25 Regulating Pet Stores.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Lyden</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**Motion to provide first reading of Ordinance No. 12-25 Regulating Pet Stores.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Lyden</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**C. Rules of Decorum**

**Motion to adopt City Council Rules of Decorum revisions, as amended striking the reference to apparel with messaging.**

<b>RESULT:</b>	<b>CARRIED [4-1]</b>
<b>MOVER:</b>	<b>Ruhland</b>
<b>SECONDER:</b>	<b>Lyden</b>
<b>AYES:</b>	<b>Rafferty, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>Cavegn</b>

**4. POLICE DEPARTMENT REPORT**

**A. Appointment of Police Officer**

**Motion to appoint Colton Timmons to the Police Officer position, at Step 1 of the Police Officer wage scale, with a start date once he receives his POST licensure.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**5. FIRE DEPARTMENT REPORT**

**A. Appointment of Paid On-Call Firefighter**

**Motion to appoint Ky Page to the Paid On-Call Firefighter position, at Step 1 of the Paid On-Call Firefighting wage scale, with a start date of June 30, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**B. Appointment of Paid On-Call Firefighter**

**Motion to appoint Cody Kanowitz to the Paid On-Call Firefighter position, at Step 1 of the Paid On-Call Firefighting wage scale, with a start date of June 30, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**C. Appointment of Part-Time Firefighter**

**Motion to appoint Samuel Gibson Eyestone to Part-Time Firefighter position, at Step 6 of the Part-Time Firefighting wage scale, with a start date of June 30, 2025.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**D. Firefighter, Healthcare Benefits**

**Motion to provide healthcare benefits to firefighters working over 30 hours per week, as and when required by law.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Lyden</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**6. PUBLIC SERVICES DEPARTMENT REPORT**

None

**7. COMMUNITY DEVELOPMENT REPORT**

**A. Phelps Road Stockpile**

**i. Resolution No. 25-89, Interim Use Permit**

**Motion to adopt Resolution No. 25-89 Approving Interim Use Permit for Earth Moving and Stockpiling at the Phelps Road Stockpile (PID #24-31-22-42-0004).**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Stoesz</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**ii. Resolution No. 25-90, Site Improvement Performance Agreement**

**Motion to adopt Resolution No. 25-90 Approving Site Improvement Performance Agreement Phelps Road Stockpile (PID #24-31-22-42-0004).**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Stoesz</b>
<b>SECONDER:</b>	<b>Ruhland</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>

**B. Vacating Drainage and Utility Easement on Outlot A, Alino Addition**

**i. Ordinance No. 11-25**

**Motion to waive full reading of Ordinance No. 11-25, Vacating Drainage and Utility Easement Outlot A, Alino Addition, Anoka County, Minnesota.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	<b>Cavegn</b>
<b>SECONDER:</b>	<b>Stoesz</b>
<b>AYES:</b>	<b>Rafferty, Cavegn, Lyden, Ruhland and Stoesz</b>
<b>NAYS:</b>	<b>None</b>



**Motion to provide second reading and adopt Ordinance No. 11-25, Vacating Drainage and Utility Easement Outlot A, Alino Addition, Anoka County, Minnesota.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Stoesz
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None
<b>Roll Call Vote</b>	

**ii. Resolution No. 25-88, Publication Summary**

**Motion to adopt Resolution No. 25-88, Approving a Summary of Ordinance No. 11-25 for Publication.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Lyden
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None

**C. Resolution No. 25-87, 2026 Birch Street Sewer Crossing**

**Motion to adopt Resolution No. 25-87, Authorize the Preparation of Plans and Specifications, 2026 Birch Street Sewer Crossing Project**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Lyden
<b>SECONDER:</b>	Ruhland
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None

**D. Resolution No. 25-86, Red Hawk Storm Sewer Improvement Project.**

**Motion to adopt Resolution No. 25-86, Approving Payment No. 3 (Final) for the Red Hawk Storm Sewer Improvement Project.**

<b>RESULT:</b>	<b>CARRIED [5-0]</b>
<b>MOVER:</b>	Cavegn
<b>SECONDER:</b>	Ruhland
<b>AYES:</b>	Rafferty, Cavegn, Lyden, Ruhland and Stoesz
<b>NAYS:</b>	None

**8. UNFINISHED BUSINESS**

None

**9. NEW BUSINESS**

None

**10. NOTICES AND COMMUNICATIONS**

- Environmental Board Meeting, June 25<sup>th</sup> at 6:30 p.m., Council Chambers

**ADJOURNMENT**

Mayor Rafferty adjourned the meeting at 7:19 p.m.

These minutes were approved at the City Council Meeting on July 14, 2025.

---

Roberta Colotti, CMC  
City Clerk

---

Rob Rafferty,  
Mayor

**Lino Lakes City Council  
Work Session  
Minutes**

DATE: July 7, 2025  
TIME STARTED: 6:00 P.M.  
TIME ENDED: 7:15 P.M.  
LOCATION: Community Room  
MEMBERS PRESENT: Mayor Rafferty Councilmembers Cavegn, Lyden and Stoesz  
EXCUSED ABSENT: Councilmember Ruhland

Staff Members Present: City Administrator Karen Anderson, City Clerk Roberta Colotti, Community Development Director Mike Grochala, City Planner Katie Larsen, Chief of Police Curt Boehme, Fire Chief Dan L’Allier and Public Works Superintendent Justin Williams.

Also Attending: Planning Commission Chair Michael Root.

**1. Call to Order and Roll Call**

Mayor Rafferty called the meeting to order at 6:00 p.m.

**2. Setting the Agenda: Addition or Deletion of Agenda Items**

The agenda was adopted as presented.

Mayor Rafferty noted that the Night to Unite item had been removed from the final agenda.

The Chief of Police stated that Night to Unite will be held on Tuesday, August 5, 2025. Public safety personnel have been coordinating with block party organizers to prepare for this year’s event, including securing barricades for street closures as part of the event.

**3. Erickson Property Rezoning and Preliminary Plat**

The City Planner indicated that the applicant was present this evening. The applicant, Hampton Companies, submitted a land use application for rezoning and preliminary plat for a residential subdivision called Erickson Property. The applicant proposes to subdivide the existing lot located at 7590 20<sup>th</sup> Avenue into 14 single family lots.

The City Council provided feedback to the developer on the plans including the trails.

This item is scheduled for formal review at the July 14, 2025 City Council meeting.

4. **Municipal Cannabis Dispensary, Draft Feasibility Study**

The City Administrator introduced the representatives present from Great White Companies MN, Bill Parker and Colin Kelley. As well as their Corporate Attorney Kirsten Libby.

Mr. Parker and Mr. Kelley provided an overview of the draft Municipal Cannabis Retail Store Feasibility Study.

Mr. Parker and Mr. Kelley stated that Great White Companies MN offers a business model that is a partnership with the city, to operate the business, secure and manage inventory, and assist with securing a state license and site selection.

The Council reviewed the different aspects of a retail store operations contract and the timing and conditions of a potential RFP.

The Community Development Director stated that the next steps are for the Economic Development Advisory Committee (EDAC) to meet with Great White Companies to review the draft Feasibility Study. After which staff will meet with the consultant to discuss the draft. A final Feasibility Study will be prepared after that by the consultant and presented to the City Council. The City may then issue an RFP if this item moves forward for a contract for retail operations services.

5. **Notices and Communications**

Mayor Rafferty reported that he attended a recent Vadnais Lake Area Water Management Organization (VLAWMO) meeting.

Councilmember Stoesz reported that the North Metro TV Cable Commission is working on the 2026 budget.

6. **Adjournment**

Mayor Rafferty adjourned the meeting at 7:15 p.m.

These minutes were approved at the regular Council Meeting on July 14, 2025.

---

Roberta Colotti, CMC  
City Clerk

---

Rob Rafferty,  
Mayor

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 1.E.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Approval of Hiring of Part-Time Staff for the Rookery Activity Center

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to approve the hiring of part-time staff for The Rookery.

**BACKGROUND**

Staff is seeking approval to hire part-time personnel to work at The Rookery. The recruiting process has identified candidates that will be a great addition to our staff at The Rookery.

**RECOMMENDATION**

Staff recommends the Council approve the hiring of the part-time personnel listed below:

First Name	Last Name	Title
Kaylee	Schumacher	Lifeguard
Brandon	Fuhry	Lifeguard
Aaden	Schesso	Lifeguard
Delaney	Nilius	Lifeguard
Isaac	Nguyen	Lifeguard
Sophia	Nguyen	Lifeguard
Emily	Friedman	Lifeguard
Faith	Foley	Lifeguard

Start dates vary based on position and training schedule.

Please approve the above personnel for the part-time positions at The Rookery Activity Center.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 1.F.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Approval of Resolution No. 25-94, Solicitor License - Edward Jones

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to approve Resolution No. 25-94 Authorizing the Issuance of a Solicitor's License to Edward Jones.

**BACKGROUND**

The attached resolution outlines the conditions and requirements for the issuance of a solicitor's permit to the applicant. All conditions must be met prior to the permit being finalized and as a condition of continued maintenance of the permit. The list of salespeople is included in the resolution. All salespeople are required to complete a successful background check as a condition of approval.

**RECOMMENDATION**

Motion to adopt Resolution No. 25-94 Authorizing the Issuance of a Solicitor's License to Edward Jones.

**ATTACHMENTS**

1. 25-94- Solicitor License Edward Jones

**CITY OF LINO LAKES  
RESOLUTION NO. 25-94**

**AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO  
EDWARD JONES**

**WHEREAS**, Edward Jones, 407 Lake Street S., Forest Lake, MN, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Andrew Fish

**WHEREAS**, Edward Jones will be required to comply with the provisions of Chapter 613 of the Lino Lakes City Code for obtaining the necessary license as a condition of issuance.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Lino Lakes, Minnesota hereby approves the request of Edward Jones to solicit throughout Lino Lakes for a period of six (6) months, for a license term beginning within the year 2025, contingent upon successful completion of all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on July 14, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC  
City Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 1.G.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Approval of Resolution No. 25-95, Solicitor License - Renewal by Andersen

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to approve Resolution No. 25-95 Authorizing the Issuance of a Solicitor's License to Renewal by Andersen.

**BACKGROUND**

The attached resolution outlines the conditions and requirements for the issuance of a solicitor's permit to the applicant. All conditions must be met prior to the permit being finalized and as a condition of continued maintenance of the permit. The list of salespeople is included in the resolution. All salespeople are required to complete a successful background check as a condition of approval.

**RECOMMENDATION**

Motion to adopt Resolution No. 25-95 Authorizing the Issuance of a Solicitor's License to Renewal by Andersen.

**ATTACHMENTS**

1. 25-95- Solicitor License Renewal by Andersen



**CITY OF LINO LAKES  
RESOLUTION NO. 25-95**

**AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO  
RENEWAL BY ANDERSEN**

**WHEREAS**, Renewal by Andersen, 1920 County Road C West, Roseville, MN 55113, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Dylan Syverson
2. Kossi Kagni
3. Joshua Jankowski
4. Kevin Ramos-Zarate

**WHEREAS**, Renewal by Andersen will be required to comply with the provisions of Chapter 613 of the Lino Lakes City Code for obtaining the necessary license as a condition of issuance.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Lino Lakes, Minnesota hereby approves the request of Renewal by Andersen to solicit throughout Lino Lakes for a period of six (6) months, for a license term beginning within the year 2025, contingent upon successful completion of all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on July 14, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC  
City Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 1.H.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Approval of Resolution No. 25-96, Solicitor License - EcoShield

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to approve Resolution No. 25-96 Authorizing the Issuance of a Solicitor's License to EcoShield.

**BACKGROUND**

The attached resolution outlines the conditions and requirements for the issuance of a solicitor's permit to the applicant. All conditions must be met prior to the permit being finalized and as a condition of continued maintenance of the permit. The list of salespeople is included in the resolution. All salespeople are required to complete a successful background check as a condition of approval.

**RECOMMENDATION**

Motion to adopt Resolution No. 25-96 Authorizing the Issuance of a Solicitor's License to EcoShield.

**ATTACHMENTS**

1. 25-96- Solicitor License EcoShield

**CITY OF LINO LAKES  
RESOLUTION NO. 25-96**

**AUTHORIZING THE ISSUANCE OF A SOLICITOR LICENSE TO  
ECOSHIELD**

**WHEREAS**, EcoShield, 8467 Xerxes Ave. N., Minneapolis, MN 55444, has applied for a solicitor license to allow the following salespeople to solicit within the City of Lino Lakes:

1. Lukas Conklin
2. Fisher Potokar
3. Taylor Carter
4. Logan McCarty

**WHEREAS**, EcoShield will be required to comply with the provisions of Chapter 613 of the Lino Lakes City Code for obtaining the necessary license as a condition of issuance.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Lino Lakes, Minnesota hereby approves the request of EcoShield to solicit throughout Lino Lakes for a period of six (6) months, for a license term beginning within the year 2025, contingent upon successful completion of all conditions of the license.

Adopted by the City Council of the City of Lino Lakes on July 14, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC  
City Clerk

**CITY COUNCIL  
REGULAR MEETING STAFF REPORT  
AGENDA ITEM 1.I.**

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**MEETING DATE:** July 14, 2025

**TOPIC:** Consider Resolution No. 25-98 Extending Spargur Estates Final Plat Recording Date

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The developer, Mespargur Inc., is requesting another 90 day extension to record the Spargur Estates final plat.

**BACKGROUND**

On January 13, 2025, the City Council passed Resolution No. 25-09 approving Spargur Estates final plat. Per Subdivision Ordinance Section 1001.059(3), the developer shall record the plat within 90 days after the date of approval, otherwise the approval of the final plat shall be considered void, unless the developer requests and receives an extension from the City Council. The original 90 day deadline was April 14, 2025.

On April 14, 2025, the City Council passed Resolution No. 25-42 approving a 90 day extension that made the new recording deadline July 13, 2025.

The developer has requested another 90 day extension. The extension date for recording the mylars is now October 11, 2025.

**RECOMMENDATION**

Staff recommends approval of Resolution No. 25-98.

**ATTACHMENTS**

1. Resolution No. 25-98

**CITY OF LINO LAKES  
RESOLUTION NO. 25-98**

**SPARGUR ESTATES FINAL PLAT RECORDING EXTENSION**

**WHEREAS**, on January 13, 2025, the City Council passed Resolution No. 25-09 approving Spargur Estates final plat; and

**WHEREAS**, the City's Subdivision Ordinance Section 1001.059(3) states the developer shall record the plat within 90 days after the date of approval, otherwise the approval of the final plat shall be considered void, unless the developer requests and receives an extension from the City Council; and

**WHEREAS**, the original 90 day filing deadline was April 14, 2025; and

**WHEREAS**, the developer, Mespargur Inc., requested a 90 day extension to record the final plat; and

**WHEREAS**, on April 14, 2025, the City Council passed Resolution No. 25-42 approving a 90 day extension that made the new recording deadline July 13, 2025; and

**WHEREAS**, the developer, Mespargur Inc., requested another 90 day extension to record the final plat.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that the recording date deadline for the Spargur Estates final plat and related documents has been extended to October 11, 2025.

Adopted by the City Council of the City of Lino Lakes this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC, City Clerk

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.A.**

**STAFF ORIGINATOR:** Roberta Colotti, City Clerk

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Consider Second Reading and Adoption of Ordinance 12-25 Regulating Pet Stores

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

Presented for the consideration of the City Council is draft Ordinance No.12-25 Regulating Pet Stores.

**BACKGROUND**

At the June 9, 2025, City Council meeting, three residents appeared before the Council during the Public Comment period to request that the City Council adopt an ordinance prohibiting the sale of dogs and cats by pet stores. The option to showcase dogs and cats for adoption by local shelters and animal rescue organizations was preferred to selling dogs and cats that may potentially be part of a puppy mill. They provided several sample ordinances for the City's consideration. These ordinances were reviewed and used to draft the attached Ordinance Regulating Pet Stores, which will be incorporated into our existing City Code Chapter 503 Animal Control Regulations. Under Section 503.23 PENALTY. "A violation of any section of Chapter 503 is a misdemeanor. Each day on which a violation continues shall constitute a separate violation." This new section of the code will be covered by Section 503.23.

First Reading of the Ordinance was provided at the June 23, 2025, City Council meeting.

**RECOMMENDATION**

- Waive the Full Reading of Ordinance No. 12-25 Regulating Pet Stores.
- Provide Second Reading and Adopt Ordinance No. 12-25 Regulating Pet Stores.

**ATTACHMENTS**

1. 12-25 - Regulating Pet Stores

1 <sup>st</sup> Reading: June 23, 2025	Website Notice: June 24, 2025
2 <sup>nd</sup> Reading: July 14, 2025	Publication: July 22, 2025
Adoption: July 14, 2025	Effective: August 21, 2025

## CITY OF LINO LAKES ORDINANCE NO. 12-25

### REGULATING PET STORES

The City Council of Lino Lakes ordains:

#### **CITY CODE CHAPTER 503: ANIMAL CONTROL REGULATIONS IS AMENDED TO INCLUDE PET STORE REGULATIONS**

#### **SECTION 501.01 DEFINITIONS**

Animal Control Authority. Any governmental entity which is responsible for animal control operations in its jurisdiction.

Animal Rescue Organization. Any not-for-profit organization which has tax-exempt status under Section 501(c)(3) of the United States Internal Revenue Code, whose mission and practice is in whole or in significant part, the rescue of animals and the placement of those animals in permanent homes, and which does not breed animals.

Animal Shelter. Any not-for-profit organization which has tax- exempt status under Section 501(c)(3) of the United States Internal Revenue Code, which (1) accepts animals into a physical facility; (2) is devoted to the rescue, care, and adoption of stray, abandoned, unwanted or surrendered animals; (3) places animals in permanent homes or with animal rescue organizations; and (4) does not breed animals.

Cat. A mammal that is wholly or in part the species Felis domestics.

Certificate of Source. A document from an animal control officer, animal containment facility, animal rescue organization, or animal shelter which shall provide a brief description of the dog or cat, and shall list the name, address, and telephone number of the organization.

Pet Store. Any retail establishment, or operator thereof, which displays, sells, delivers, offers for sale, barter, auctions, gives away, or otherwise transfers companion animals in the City of Lino Lakes. This definition does not apply to animal control authorities, animal shelters, animal rescue organizations, or kennels otherwise licensed under this section.

Pet Store Operator. A person or business entity who owns or operates a pet store.

#### **SECTION XX PROHIBITION ON SALES, PET STORES**

1. No pet store shall sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer or dispose of cats or dogs.
2. Nothing in this section shall prohibit pet stores from collaborating with animal shelters, animal rescue organizations, and animal control authorities to offer space for such entities to showcase adoptable dogs and cats inside pet stores. Such animals shall not be younger than 8 weeks old. Dogs that are showcased for adoption shall not be kept overnight at a pet store. Cats that are showcased for adoption shall not be kept overnight at a pet store without provisions for care.

#### **SECTION XX CERTIFICATE OF SOURCE, PET STORES**

1. A pet store shall post and maintain a Certificate of Sources for all dogs and cats in a conspicuous place on or within five feet of each kennel, cage or enclosure.
2. A Certificate of Source shall be provided to the adopter of any dog or cat.
3. Certificate of Source records for each dog or cat shall be maintained by a pet store for at least 12 months from the date the dog or cat left the pet store.
4. Pet stores shall make Certificate of Source immediately available for review upon the request of a police officer, Community Service Officer (CSO), animal control authority, or humane agent pursuant to Minnesota Statutes Section 343.06 acting on behalf of the City.

#### **SECTION XX INSPECTION, PET STORE**

1. During business hours open to the public a City employee is authorized to inspect the pet store for the purpose of ensuring compliance with this section.

#### **SECTION XX VIOLATIONS, PET STORE**

It shall be deemed a violation of this section for any person to:

1. Falsify a Certificate of Source.
2. Resist, impede or hinder a City employee in the performance of his or her duties in inspecting any pet store.
3. Violate any provisions of this section.

**ADOPTED** by the Lino Lakes City Council this 14<sup>th</sup> day of July, 2025.

#### **CITY OF LINO LAKES**

BY: \_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST

\_\_\_\_\_  
Roberta Colotti, CMC,  
City Clerk



**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.B.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Consider Appointment of Public Works Maintenance Worker

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the appointment of Jennifer Johnson to the full-time Parks Maintenance Worker position within the Public Works Department.

**BACKGROUND**

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Jennifer Johnson for the full-time position.

Johnson has over 10 years of experience at MNDOT, in addition to prior municipal experience with the City of Woodbury.

The starting wage for Johnson will be \$33.45 per hour, which is Step 3 in a 7 step wage scale for the Maintenance Worker position.

With the Council's approval, Johnson would start in the Parks Maintenance Worker position on July 28, 2025.

The hiring of Johnson will backfill the Parks Maintenance Worker vacancy that was created due to a resignation that will occur on July 17, 2025. The 2025 Adopted Budget includes four full-time Parks Maintenance Worker positions.

**RECOMMENDATION**

Please approve the appointment of Jennifer Johnson to the Parks Maintenance Worker position.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.C.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Consider Appointment of Office Specialist

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the appointment of Jennifer Alderink to the Office Specialist position at City Hall.

**BACKGROUND**

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Jennifer Alderink for the full-time position.

Alderink brings over 15 years of experience in support and marketing roles within a professional office setting. She has a bachelor's degree in Graphic Design from the University of Minnesota - Duluth.

The starting wage for Alderink will be \$28.49 per hour, which is step 4 of a 7 step wage scale for the Office Specialist position. With the Council's approval, Alderink would start in the position on July 15, 2025.

The hiring of Alderink will backfill the Office Specialist vacancy that was created on April 15, 2025 due to an internal promotion. The 2025 Adopted Budget includes one full-time Office Specialist.

**RECOMMENDATION**

Please approve the appointment of Jennifer Alderink to the Office Specialist position.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.D.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Consider Appointment of Community Development Specialist

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the appointment of Jessica Eller to the Community Development Specialist position within the Community Development Department.

**BACKGROUND**

Staff has completed the recruitment process, provided a conditional offer, and is recommending the approval of Jessica Eller for the full-time position.

Eller is currently working in the Accounting Clerk I position at the City of Lino Lakes. Prior to that position, Eller was an intern for the Community Development Department. She has a bachelor's degree in Geography from the University in Minnesota.

The starting wage for Eller will be at \$36.94 per hour, which is step 3 of a 7 step wage scale for the Community Development Specialist position. With the Council's approval, Eller would start in the position on July 28, 2025.

The 2025 Adopted Budget includes one full-time Community Development Specialist.

**RECOMMENDATION**

Please approve the appointment of Jessica Eller to the Community Development Specialist position.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 3.E.**

**STAFF ORIGINATOR:** Meg Sawyer, Human Resources and Communications Manager

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Consider the Addition of the Firefighter Admin Position

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The City Council is being asked to approve the creation of a new full-time position called Firefighter Admin within the Fire Department.

**BACKGROUND**

The Firefighter Admin will perform a critical dual role, providing comprehensive administrative support to the Fire Department while also actively participating in emergency response operations. This position requires strong organizational skills, excellent communication, and the ability to perform under pressure.

The proposed wage scale for the Firefighter Admin position (Job Grade 140) is \$28.89 - \$33.99 per hour, which is based on the required skills, certifications, and dual responsibilities of the role.

**RECOMMENDATION**

Approve the creation of the full-time Firefighter Admin position within the Fire Department.

**ATTACHMENTS**

None

**CITY COUNCIL  
STAFF REPORT  
AGENDA ITEM 4.A.**

**STAFF ORIGINATOR:** Curt Boehme , Chief of Police

**MEETING DATE** July 14, 2025

**AGENDA ITEM:** Renewal of School Resource Officer Contact

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Lino Lakes Police Department is requesting the City Council approve the updated School Resource Officer contract with the Centennial School District.

**BACKGROUND**

The City of Lino Lakes and Centennial School District have a long-standing contract for the police department to provide a police officer during the school year to serve as a school resource officer (“SRO”) at the Centennial Middle School. The previous contract expired at the end of the 2024/2025 school year. The district reimburses the city for all hours the officer works as the SRO based on hourly wages including all applicable benefits costs. The attached contract covers the 2025/2026 and 2026/2027 school years.

**RECOMMENDATION**

Staff recommends the council approve the contract as presented and authorize the Mayor and Chief of Police to sign the contract.

**ATTACHMENTS**

1. 2025/2026 and 2026/2027 Lino Lakes Police Department and Centennial School District School Resource Officer service contract

<p style="text-align: center;"><b>YOUTH SERVICES OFFICER</b> <b>CITY OF LINO LAKES/CENTENNIAL SCHOOL DISTRICT NO. 12</b> <b>SERVICE CONTRACT</b></p>
--

This contract by and between the City of Lino Lakes (hereafter referred to as “City”) and Independent School District #12 (hereafter referred to as “District”) is made this 14th day of July 2025, pursuant to Minnesota Statute §471.59, and is effective June 9, 2025.

**1. PURPOSE**

The purpose of this contract is to create, fund, and implement the position of school liaison/school resource officer, hereafter referred to as “SRO”, to provide services to the District and specifically Centennial Senior Middle School during the School Years occurring in the contract term.

“School Year” is the number of days from September through June in which the District regularly provides instruction and offers classes to the student body at Centennial Middle School. “School day” means a day on which school is in session and general student attendance is required, including any make-up days that are scheduled because school was canceled for any reason. School days are identified on the District calendar. Days on which students attend summer school are not school days.

**2. SELECTION PROCESS**

From application of qualified applicants for the assignment as SRO, oral interviews will be administered by representatives from the District and Lino Lakes Police Department. Final selection of the SRO assigned to the District is at the discretion of the City.

**3. OFFICER EMPLOYED BY CITY**

The City shall employ, or assign, in accordance with applicable state statutes, city policies, and union agreements, a licensed police officer to serve as SRO for Centennial Senior Middle School. The City shall assume all obligations and payments with regard to the SRO’s salary and benefits including workers’ compensation, PERA, withholding taxes, etc. The SRO provided by the City will carry out SRO duties beginning on the first day of the regular school year through the last day of the regular school year, except for any days in which students are not in attendance due to a school closure or distance learning. The SRO will maintain all rights accorded by provisions of any applicable labor agreement during the period of assignment. Nothing in this agreement requires the City to staff the SRO position when the City’s assigned SRO is on an authorized leave, including training, vacation leave, sick leave, etc.

**4. PAYMENTS**

The District will pay the City for all SRO services, excluding additional services, as follows:

- a. 2025-2026 School Year. The District will pay the City for the services the SRO provides pursuant to this Agreement at the hourly rate of the specific SRO providing services, up to a maximum of \$81.46 per hour. The cumulative amount will be paid in two equal installments by January 31, 2026, and June 30, 2026.
- b. 2026-2027 School Year. The District will pay the City for the services the SRO provides pursuant to this Agreement at the hourly rate of the specific SRO providing services, up to a maximum of to \$86.35 per hour. The cumulative amount will be paid in two equal installments on January 31, 2027, and June 30, 2027.

## **5. INVOICE FOR ADDITIONAL SERVICES**

District administrators and school administrators may request in writing that the City assign one or more peace officers to provide “additional services” as defined in this Agreement. The City will make reasonable efforts to accommodate such requests. When the City assigns an officer to provide additional services, the District will be responsible for paying the City for the hours worked by the officer at the City’s reimbursable police services (RPS) rate. On or before January 1 of each year, the City will provide the District with the upcoming year’s RPS rate. The City will submit an itemized invoice to the District describing the additional services that were provided, the location where the additional services were provided, and the costs the City incurred in providing the additional services.

## **6. DUTIES OF OFFICER**

The list of basic duties and work schedule of the SRO shall include, but not necessarily be limited to, the following:

- protecting persons who are present on school property or at a school sponsored event or activity;
- protecting real and personal property;
- deterring and addressing truancy;
- serving as a role model for students, parents, and community members;
- conferring with students, parents, and community members for the purpose of deterring or addressing criminal behavior on school property or at a school sponsored event or activity;
- identifying and advising on security vulnerabilities in the District’s schools;
- visiting and inspecting high delinquency areas on school property;
- being present and visible on school property;
- deterring all forms of criminal activity on school property and at school sponsored events and activities;
- serving as a resource for school officials regarding the prevention of criminal activity on school property and at school sponsored events and activities;
- serving as a mentor and resource for students;
- giving presentations to students and staff that are designed to promote safety or to deter, decrease, or otherwise address drug use or other potential criminal activity by students;

- investigating and otherwise addressing criminal activity that has occurred, is alleged to have occurred, may have occurred, or is expected to occur on school property or at a school sponsored event or activity;
- conducting searches of students, student lockers, student backpacks, school property, and student vehicles as authorized by law, including but not limited to pursuant to a properly issued search warrant.
- conducting searches of students, student lockers, student backpacks, school property, and student vehicles at the request of a school official when the school official has reasonable grounds to believe the search will result in the discovery of drugs, a weapon, or any other item that is unlawful for a student to possess on school property, or the discovery of other evidence establishing that a student has committed a crime that has a direct nexus to school property or a school sponsored event or activity;
- recovering lost or stolen property;
- enforcing all criminal laws on school property and at school sponsored events and activities;
- apprehending and prosecuting criminals, including suspected criminals;
- responding to emergencies including, but not limited to, medical emergencies and situations involving a threat of violence or harm to property or to any person who is on school property or is at a school sponsored event or activity;
- attending trainings provided by the District;
- meeting and collaborating with school administrators and District administrators to develop and work toward mutually agreed upon goals; and
- other tasks as assigned by the City.

In the absence of exigent circumstances, the SRO may not interview a student on school property about criminal activity or potential criminal activity unless: (a) the officer is conducting a maltreatment of minor investigation; (b) the crime has occurred, is alleged to have occurred, may have occurred, is occurring, or is reasonably expected to occur in the near future on school property or at a school sponsored event or activity; or (c) the officer has obtained prior written permission from the building principal and from the student's parent or guardian or the student, if the student is eighteen (18) years of age or older. In addition, the SRO may not participate in recommending or determining student discipline or in investigating incidents of student discipline which do not involve potential criminal activity.

#### 7. **CLOTHING, EQUIPMENT, AND SUPPLIES**

The City shall provide any required clothing, uniforms, vehicle, and necessary equipment and supplies for the SRO to perform law enforcement duties. The District shall provide the SRO with work space, a telephone, and supplies necessary at the Centennial Middle School for the officer to perform SRO duties.

#### 8. **LEVELS OF SERVICE**

The SRO may have to respond to emergency calls within the boundaries of the City, attend training, appear in court, and perform special duties as assigned by the City while fulfilling the requirements of this contract. Time in excess of eight hours per day shall be paid according to the officer's union



contract, providing such additional time has been approved in advance by the City and the District. Blanket approvals will not be accepted. Scheduled adjustments are allowed so long as they are agreed upon by the SRO and the District, and that they are completed within the framework of the pay period in which they occur.

9. **ADMINISTRATIVE RESPONSIBILITIES**

Law enforcement services rendered to the District shall be at the sole discretion of the City. Standards of performance, discipline of the SRO assigned, and other internal matters shall be under the authority of the City. If the assigned SRO were to have difficulties in the school setting, both the school administration and the Chief of Police (or designee) would work with the officer. If the assigned SRO's work in the school were still deemed unsatisfactory by the District or the City, the assigned SRO would be replaced. The Chief of Police (or designee) would work with the District to select a suitable replacement.

10. **SCHOOL CALENDAR**

The District shall provide the City with a school calendar, which shall reflect the school days making up the School Year.

11. **TERMINATION**

Either party may terminate this agreement upon ninety (90) days written notice of such termination. All payment due hereunder shall be prorated in the event of such termination.

12. **INDEMNIFICATION BY CITY**

The SRO is a City employee. The City shall indemnify, hold harmless, and defend the District, its elected officials and employees against any and all liability, loss, costs, damages, expenses, claims or actions which the District, its officers and employees may hereafter sustain, incur or be required to pay arising out of or by reason of any negligent or willful act or omission of the City, its agents or employees, in the execution, performance, or failure to adequately perform the City's obligations pursuant to this contract. Nothing herein shall be deemed a waiver by either party of the limitations on liability set forth in Minnesota Statutes, Chapter 466.

13. **INDEMNIFICATION BY DISTRICT**

To the extent permitted by law, the District shall indemnify, hold harmless, and defend the City, its officers, elected officials and employees against any and all liability, loss, costs, damages, expenses, claims or actions which the City, its officers, elected officials and employees may hereafter sustain, incur, or be required to pay arising out of or by reason of any negligent or willful act or omission of the District, its agents or employees, in the District's obligations pursuant to this contract. Nothing herein shall be deemed a waiver by either party of the limitations on liability set forth in Minnesota Statutes, Chapter 466.

#### 14. TERM OF CONTRACT

The term of this contract shall be effective June 9, 2025, through and including June 30, 2027. Pursuant to this contract, the City shall provide an SRO to the District in accordance with the terms articulated within this contract, for School Years 2025-2026, and 2026-2027.

**IN WITNESS WHEREOF**, the parties hereto have executed this Contract on the day and year last written below.

# CITY OF LINO LAKES

**CENTENNIAL SCHOOL DISTRICT #12**

Rob Rafferty  
Mayor

Jeff Holmberg  
Superintendent of Schools

Curt Boehme  
Police Chief

Tom Knisely  
School Board Chair

Craig Johnson  
School Board Clerk

Date

**CITY COUNCIL  
REGULAR MEETING STAFF REPORT  
AGENDA ITEM 7A**

**STAFF ORIGINATOR:** Tom Hoffman, Environmental Coordinator

**MEETING DATE:** July 14, 2025

**TOPIC:** Consider Resolution Number 25-92, Approving I-35E AUAR 2025 Update

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The Council is being asked to consider the approval of Resolution No. 25-92, Approving I-35E AUAR 2025 Update.

**BACKGROUND**

The I-35E Corridor Alternative Urban Areawide Review (AUAR) is an environmental review document that analyzed potential impacts of development within a study area of 4,660 acres. The final document was originally adopted by the Lino Lakes City Council on October 24, 2005. The AUAR serves as a substitute environmental review. As long as a development project is consistent with the assumptions of the analyses in the AUAR, no additional environmental review is required. A key component of the AUAR is the mitigation plan that addresses cumulative impacts of development as the corridor develops.

In order to remain valid, the AUAR must be revised under certain criteria. One of the criteria is the passing of five years. The City has previously approved updates in 2010, 2015, and 2020. The 2025 update identifies development or changes that have occurred during the last five years. The document has been updated to reflect changes including the modification of the two development scenarios investigated. These include:

- 1) 2040 Comprehensive Plan Full Build Out Land Use
- 2) Modified Full Build Out with increase residential and commercial development and reduction in industrial development

WSB and Associates, the City's Engineer, completed the draft update in April of 2025. Notice of the documents availability for review was published in the Environmental Quality Board (EQB) Monitor and made available for public and state agency review. The City received comments from five agencies:

- Minnesota Department of Health
- Rice Creek Watershed District

- Minnesota Department of Transportation
- Metropolitan Council
- Minnesota Department of Natural Resources

A summary of the comments and the City's response is included in Appendix L of the document.

**RECOMMENDATION**

Adopt Resolution No. 25-92, Approving I-35E AUAR 2025 Update

**ATTACHMENTS**

1. Resolution No. 25-92
2. I-35E AUAR Update

**CITY OF LINO LAKES  
RESOLUTION NO. 25-92**

**APPROVING I-35E ALTERNATIVE URBAN AREAD WIDE REVIEW (AUAR) 2025 UPDATE**

**WHEREAS**, an AUAR Update has been completed for the project pursuant to Minnesota Rules 4410 and identifies and assesses the environmental impacts and mitigation measures associated with the I-35E Corridor Area

**WHEREAS**, the I-35E Corridor Area is located on approximately 4,500 acres located in the northeastern portion of Lino Lakes and was updated pursuant to Minnesota Rules 4410.3610

**WHEREAS**, the AUAR Update was distributed for the required 10-day comment period and published in the EQB Monitor, no agency objections were filed for the AUAR Update; comments received, and responses developed are included in the public record

**WHEREAS**, development in the I-35E Corridor Area is expected to comply with all Lino Lakes and review agency standards as well as the mitigation measures outlined in the AUAR Update.

**NOW, THEREFORE, BE IT RESOLVED** by The City Council of The City of Lino Lakes hereby adopts the I-35E Corridor Area Alternative Urban Areawide Review Update dated June 16, 2025.

Adopted by the Council of the City of Lino Lakes this 14th day of July, 2025.

\_\_\_\_\_  
Rob Rafferty, Mayor

ATTEST:

\_\_\_\_\_  
Roberta Colotti, CMC,  
City Clerk



# 2025 ALTERNATIVE URBAN AREAWIDE REVIEW UPDATE

## I-35E CORRIDOR AUAR UPDATE

LINO LAKES, MN

JUNE 2025

Prepared for:  
City of Lino Lakes  
600 Town Center Parkway  
Lino Lakes, MN 55014

WSB PROJECT NO. 027919-000



# I-35E CORRIDOR AUAR UPDATE

This document provides for an update to the Lino Lakes I-35E Corridor AUAR. The original AUAR was completed in 2005. Updates were adopted in 2010, 2015, and 2020. This document serves as the 2025 five-year update. An abbreviated version of the EAW questionnaire form has been used for this update to assist in the review of this AUAR Update. The following figures and appendices are included in this Update.

## Figures

Figure 1 – Project Location  
Figure 2 – Revised Scenario 1  
Figure 3 – Revised Scenario 2  
Figure 4 – Developments Map

## Appendices

Appendix A – Figures  
Appendix B – Stormwater Management Memo  
Appendix C – Water Appropriation Memo  
Appendix D – Wastewater Management Memo  
Appendix E – Transportation Memo  
Appendix F - Climate Adaptation and Resilience Memo  
Appendix G – Contamination Review Memo  
Appendix H – IPAC and DNR Information  
Appendix I - SHPO Information  
Appendix J - Greenhouse Gas (GHG) Emission Memo  
Appendix K – Mitigation Plan  
Appendix L– Responses to Comments

1. **Project title:** Lino Lakes I-35E Corridor AUAR Update

2. **Proposer:** NA

3. **RGU City of Lino Lakes**

Contact person: Michael Grochala  
Title: Community Development Director  
Address: 600 Town Center Pkwy  
City, State, ZIP: Lino Lakes, MN 55014  
Phone: (651) 982-2427  
Email: mgrochala@linolakes.us

4. **Reason for EAW Preparation:** (check one)

NA

5. **Project Location:**

County: Anoka  
City/Township: Lino Lakes

6. **Project Description:**

### Overview

The City of Lino Lakes adopted the I-35E Corridor AUAR in conformance with Minnesota Rules 4410 in 2005. The City has subsequently updated the AUAR every five years. The AUAR study area is approximately 4,670 acres and is located in the northeastern portion of the City as shown in **Figure 1**.

### Development Scenarios

Three development scenarios were included in the original 2005 AUAR and the 2020 update included two revised scenarios based on both the 2030 and draft 2040 Comprehensive Plans. The City has since adopted its 2040 Comprehensive Plan; making the revised Scenario 3 (2030 Comprehensive Plan) outdated and no longer applicable. The revised scenarios are within the

original density thresholds of the original AUAR, and the scenarios are consistent the 2040 Comprehensive Plan.

#### Scenario 1

This scenario represents development based on the City's current 2040 Comprehensive Plan full build out land use. This scenario has a higher industrial use and less residential than the Scenario 2. **Table 1** provides a summary of this uses for this scenario. **Figure 2** shows the studied land uses.

#### Scenario 2

This scenario has higher residential and commercial land use, with less industrial than Scenario 1. This scenario is still within the assumptions of the original AUAR. **Table 1** provides a summary of this uses for this scenario. **Figure 3** shows the studied land uses.

Approximately 843.3 acres have been developed within the study area (**Figure 4**). The remaining 3,826.7 acres are anticipated to develop over the next 5-40 years, depending upon market conditions.

**Table 1. Summary of AUAR Scenarios**

Land Use	AUAR Scenarios
	<b>Scenario 1</b>
Residential (units)	4,888
Commercial (sf)	5,084,819
Industrial (sf)	12,817,289
	<b>Scenario 2</b>
Residential (units)	7,403
Commercial (sf)	5,306,914
Industrial (sf)	10,053,499

#### Planned Infrastructure

Development in the study area will require infrastructure improvements. The analysis for stormwater, water, wastewater, and traffic have been updated. Analyses of climate adaptation and resilience, and greenhouse gas emissions were included as part of this AUAR Update to evaluate the revised scenarios. These analyses are included in the appendices.

**Stormwater:** The stormwater analysis was updated based on the development scenarios land use assumptions. Additionally, rules and regulations regarding stormwater management in the study area have changed since the original AUAR was completed and is consistent with the 2020 update. Stormwater will be required to be managed based on local, regional, and state water resource rules. The updated analysis indicates that runoff volumes will be reduced by approximately 60% compared to existing conditions based on the implementation of stormwater management controls for both development scenarios. This will also reduce downstream pollutant loading. **Appendix B** contains the stormwater management analysis.

**Water:** The projected water demands for the development scenarios have remained within the parameters discussed in the original AUAR and subsequent updates. These scenarios are anticipated to increase the annual water use above the current authorized appropriated volume for the City, similarly as anticipated in the original AUAR. The mitigation measures for water appropriation and use have been reviewed and minor revisions were made. **Appendix C** contains the water appropriation analysis.



**Wastewater:** Wastewater within the study area would be conveyed with existing and future sanitary sewer and then directed to two Metropolitan Council Environmental Services (MCES) interceptors. Wastewater is then conveyed through the regional collection system to the Metropolitan Wastewater Treatment Plant. The revised analysis projects less wastewater flow than anticipated in the original AUAR and is consistent with the 2020 update. The mitigation measures have been reviewed, and no changes were needed with this Update. **Appendix D** contains wastewater management analysis.

**Traffic:** The traffic analysis was updated based on the development scenarios. This incorporated the existing conditions and projected 2040 conditions. The analysis shows that future traffic generated with the revised development scenarios will be less than those assumed in the original AUAR and consistent with the 2020 update. No changes to the mitigation measures are needed. **Appendix E** contains the traffic analysis.

**Climate Adaptation and Resilience:** The climate adaptation and resilience analysis was included within this update. The climate analysis for the project location supported the overall Minnesota climate trend of increasing temperatures, more damaging rains, and an increased risk of drought. The AUAR update includes mitigation measures that can help mitigate the projected climate trends for the proposed development scenarios. **Appendix F** contains the Climate adaptation and resilience memo.

**Greenhouse Gas (GHG) Emission/Carbon Footprint:** A GHG analysis was included with this project update, measuring the difference in emissions between estimated existing conditions and Scenarios 1 and 2. The proposed Scenarios will significantly increase housing, commercial, and industrial uses within the project area, as well as anticipated emissions from these uses. **Appendix J** contains the GHG memo and analysis.

#### Approved Development within the Study Area

Since the 2020 AUAR Update, some anticipated development did not occur, and some projects were constructed within the study area. **Figure 4** shows the areas that have developed in the study area. Since the 2020 Update, the following has occurred in the study area:

- NorthPointe Garden Estates: A 72-unit multi-tenant senior living facility was completed in 2022.
- Kwik Trip #1182: A 10,900 square foot gas station containing gas and diesel pumps was completed in 2022/2023 within the City of Centerville.
- NorBella Senior Living: A 40-unit multi-tenant senior living facility was completed in 2022/2023 within the City of Centerville.
- New Horizon Academy: A 12,027 square foot daycare and preschool center was completed in 2024.
- Associated Eye Care: A 12,305 square foot eye clinic completed in 2022/2023
- 7107 Otter Lake Rd: A 7,000 square foot multi-tenant commercial building completed in 2022.
- Culver's: A 4,260 square foot commercial property completed in 2024.
- Sutton Transport: A 40,000 square foot industrial property completed in 2023 within the City of Centerville.
- 2010 Fairview St: A 10,400 square foot multi-tenant industrial property completed in 2024 within the City of Centerville.

- DMS6 Amazon Delivery Station: A 141,000 square foot warehouse / logistics hub completed in 2024 within the City of Centerville.
- Watermark: Phases 4-8 of single-family residential development (440 lots) completed 2021-2024
- Tidal Wave Auto Spa: A 3,500 square foot commercial property completed in 2023.
- Aldi: A 20,000 square foot commercial property is pending approval.

#### AUAR Mitigation Plan

The mitigation plan that has been developed as part of the AUAR process has been revised with this Update. It is included in **Appendix K**.

#### **6. Climate Adaptation and Resilience:**

- Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project**
- For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified Table 1.**

Analysis on climate adaptation and resilience can be found in **Appendix F**.

#### **7. Cover types:** Estimate the acreage of the site with each of the following cover types before and after development:

The original AUAR cites the Minnesota Land Cover Classification System (MLCCS). This data is applicable today. Some areas as shown in **Figure 4** have developed and have shifted to impervious and landscaped cover types. The land cover of the undeveloped areas continues to be consistent with the original AUAR with planted or cultivated areas, urban areas, wooded and shrub areas, and wetlands.

The Conservation Design Framework outlined in the AUAR has continued to be carried forward in the mitigation plan. This framework outlines open space and conservation corridor space where some areas would be preserved, and some areas would be reviewed for development that could be inclusive to open space.

#### **8. Permits and approvals required:** List all known local, state and federal permits, approvals, certifications, and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing, and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Unit of Government	Type of Application	Status
<b>Federal</b>		
Army Corps of Engineers	Section 404 Permit	To be Applied for
<b>State</b>		
Minnesota Pollution Control Agency	Section 401 Water Quality Certificate	To be Applied for
	NPDES/SDS General Permit	To be Applied for
	Sanitary Sewer Extension Permit	To be Applied for

Unit of Government	Type of Application	Status
State Historic Preservation Office	Cultural Resources Review	To be Applied for
Minnesota Department of Transportation	Use of or Work within MnDOT right of way	To be Applied for
	Drainage Permit	To be Applied for
Minnesota Department of Natural Resources	Water Appropriations Permit (need if more than 10,000 gpd of water is appropriated)	To be Applied for, if necessary
	Preliminary Well Construction Assessment	To be Applied for
	Public Waters Work Permit	To be Applied for
	General Permit 1997-0005 for Temporary Water Appropriations (need if less than 50 million gallons are appropriated)	To be applied for, if necessary
Minnesota Department of Health	Watermain Extension Approval	To be Applied for
	Sanitary Sewer Extension Permit Approval	To be Applied for
	Well Location and Construction Approval	To be Applied for
<b>Regional</b>		
Rice Creek Watershed District	Erosion and Sediment Control Plan Approval	To be Applied for
	Floodplain Alteration Approval	To be Applied for, if necessary
	Stormwater Management Plan Approval	To be Applied for
	Wetland Delineation Boundary Confirmation	To be approved upon completion of wetland delineation
	Certificate of Wetland Exemption	To be Applied for
	Wetland Impact/Replacement Application	To be approved upon completion of wetland delineation
	Wetland Alteration	To be Applied for
	Public Drainage Systems	To be Applied for
Metropolitan Council	Sanitary Sewer Service Connection Approval	To be Applied for
<b>County</b>		
Anoka County	County Roadway Access Permits	To be Applied for
<b>Local</b>		
City of Lino Lakes	Site Plan Approval	To be Applied for
	AUAR and Mitigation Plan Approval	Ongoing
	Planned Unit Development Approval	To be Applied for
	Preliminary Plat Approval	To be Applied for
	Final Plat (multiple) Approval	To be Applied for
	Grading, Excavation and Foundation Permits (multiple)	To be Applied for
	Building Permits (multiple)	To be Applied for

Unit of Government	Type of Application	Status
	Sanitary Sewer Connection Permit (multiple)	To be Applied for
	Municipal Water Connection Permit (multiple)	To be Applied for
	Use Permit – Floodplain District	To be Applied for
	City Roadway Access/Crossing Permits	To be Applied for
	Comprehensive Plan Amendment(s)	To be Applied for

#### 9. Land use:

No significant changes are noted for this section. The surrounding land uses are residential, highway, commercial, industrial, agricultural, and open space. The scenarios are consistent with development that has occurred in the area and compatible with adjacent land uses. Any development that will significantly impact/ change the land uses within the area will be further analyzed by the City.

#### 10. Geology, soils, and topography/land forms:

The soils and geology of the study area have not changed from the original AUAR. The area is within the Anoka Sandplain and has a flat topography. The Anoka County Soil Survey shows numerous types of soils in the study area including loamy fine sands, fine sandy loams, and hydric soils in wetland areas.

#### 11. Water Resources:

##### a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

- i. **Surface water – lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.**

Surface water in the study area remains the same as the original AUAR and includes numerous wetlands, lakes and streams and county ditches. Of note continues to be Peltier Lake (2000400), Rondeau Lake (2001500), Rice Creek Marsh (02074000), Unnamed Public Water Wetland (82019500), Public Water Wetland (02053400) Public Water Wetland (02000100), Clearwater Creek (82006a), Hardwood Creek (0213a), Rice Creek (M-059) and County Ditch #47. Based on a review of information from the MPCA, impaired waters in the study area include:

- Peltier Lake
- Clearwater Creek (Judicial Ditch 3)
- Hardwood Creek (Judicial Ditch 2)

Additional information can be found in **Appendix B** which contains an updated analysis of stormwater management for the study area.

- ii. **Groundwater – aquifers, springs, seeps. Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells, including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.**

As indicated in the original AUAR, the study area has shallow groundwater. The Minnesota Hydrogeology Atlas indicates that the depth to water table within the study area varies from

open water to 20 feet deep. Additional information about groundwater can be found in **Appendix C**.

**b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.**

- i. Wastewater – For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.**
- 1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.**
  - 2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.**
  - 3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.**

Updated analysis on the wastewater system can be found in **Appendix D**.

- ii. Stormwater – Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.**

Updated analysis on stormwater can be found in **Appendix B**.

- iii. Water appropriation – Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use, and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.**

Updated analysis on water system impacts can be found in **Appendix C**.

iv. **Surface Waters**

- a) **Wetlands** – Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.
- b) **Other surface waters** – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

Impacts to wetlands and surface waters include potential impacts associated with filling or draining as development occurs. These impacts were contemplated in the original AUAR and subsequent updates. Aquatic resource delineations are required and completed as development progresses. Estimates of impacts for the study area are difficult to anticipate without specific site plans. However, these impacts are anticipated to be typical of development and are subject to local, state, and federal wetland rules through the Rice Creek Watershed District, Wetland Conservation Act, US Army Corps of Engineers, Minnesota Department of Natural Resources, and the Minnesota Pollution Control Agency. Impacts to wetlands will need to meet the sequencing requirements and water quality regulations, and wetland replacement and/or pre-treatment may be needed. Replacement could occur on-site or through the purchase of wetland banking credits. Hardwood Creek and Peltier Lake are impaired waters and development within 1 mile of these resources are required to incorporate additional BMPs listed in Section 23 of the Minnesota Construction Stormwater General Permit as applicable for discharges from the project site that then drains to these waters. No significant difference in analysis from the 2020 Update is needed for this Update.

**12. Contamination/Hazardous Materials/Wastes:**

- a. **Pre-project site conditions** – Describe existing contamination or potential environmental hazards on or in close proximity to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

No significant changes to existing conditions in relation to existing contamination or hazards have occurred based on a review of “What’s In My Neighborhood.” A summary of the review is included in **Appendix G**.

- b. Project related generation/storage of solid wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.**

There are no changes from the original AUAR in terms of solid waste assumptions.

- c. Project related use/storage of hazardous materials – Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any above or below ground tanks to store petroleum or other materials. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.**

As indicated in the original AUAR, there is the potential for gas stations to be included as development occurs with the appropriate land use and zoning per scenario. A gas stations or convenience stores would have underground storage tanks. There may also be light industrial development that includes storage of diesel fuel for operations. These types of developments would be required to meet all other state and federal permitting and guidance for operations.

A gas station and convenience store were constructed within the study area since the 2020 Update.

- d. Project related generation/storage of hazardous wastes – Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.**

Generation of significant amounts of hazardous wastes are not anticipated with development of either of the scenarios. Waste generated will be of similar nature to residential, light industrial, and commercial uses and will be required to comply with applicable state laws.

**13. Fish, wildlife, plant communities, and sensitive ecological resources (rare features):**

- a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.**
- b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota County Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-\_\_\_\_) and/or correspondence number (ERDB-20200206) from which the data were obtained and attach the Natural Heritage letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.**
- c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.**
- d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.**

The U.S. Fish and Wildlife Services' Information for Planning and Consultation (IPaC) system was queried for federally listed threatened or endangered species and is included in **Appendix H**.

The DNR Natural Heritage Database information was updated for this AUAR update. A formal request for review was submitted 2/3/2025 and the official NHIS review letter was received 3/9/2025 (**Appendix H**).

Based on the NHIS review there are Sites of Biodiversity Significance (MBS Sites) within the study area and include:

- Rondeau Lake Wetland - High MBS Sites
- Peltier Lake Wetland – Moderate MBS Sites
- Rice Lake Wetland – Moderate Sites

The information received is similar to the information obtained in the previous updates and the original AUAR. The mitigation plan contains measures that acknowledge the natural resource features in the area. The DNR NHIS information is included in **Appendix H**.

**14. Historic properties:**

**Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.**

MNSHPO's Statewide Historic Inventory Portal and the Office of the State Archaeologist Portal were queried on February 20, 2025 and multiple documented aboveground historic resources or known archaeological and cultural sites are listed within the project area (**Appendix I**). The City has a robust review requirement for cultural resources when development is proposed, and the mitigation plan is adequate to address this issue.

**15. Visual:**

**Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.**

No changes from previous AUARs. The western portion of AUAR study area is within the Carlos Avery Important Bird Area and contains significant bird habitat. Proposed developments must consider measures to minimize negative visual impacts.

**16. Air:**

- a. Stationary source emissions – Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants, and any greenhouse gases. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

Not applicable to an AUAR.

- b. Vehicle emissions - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures**



(e.g., traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

An updated traffic study is included in **Appendix E**. The traffic generation is within the parameters of the original AUAR.

- c. **Dust and odors** - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 16a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

No changes from the original AUAR.

#### **17. Greenhouse Gas (GHG) Emission/Carbon Footprint:**

- a. **GHG Quantification:** For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.
- b. **GHG Assessment**

An analysis on Greenhouse Gas (GHG) Emission/Carbon Footprint can be found in **Appendix J**.

#### **17. Noise:**

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

No changes from the original AUAR. Site plans for future developments will continue to include measures such as appropriate setback distances, earthen berms, noise walls and appropriate site design.

#### **18. Transportation**

- a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.
- b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system.  
*If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance.*
- c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

An updated traffic study is included in **Appendix E**.

- 19. Cumulative potential effects:** (Preparers can leave this item blank if cumulative potential effects are addressed under the applicable EAW Items)

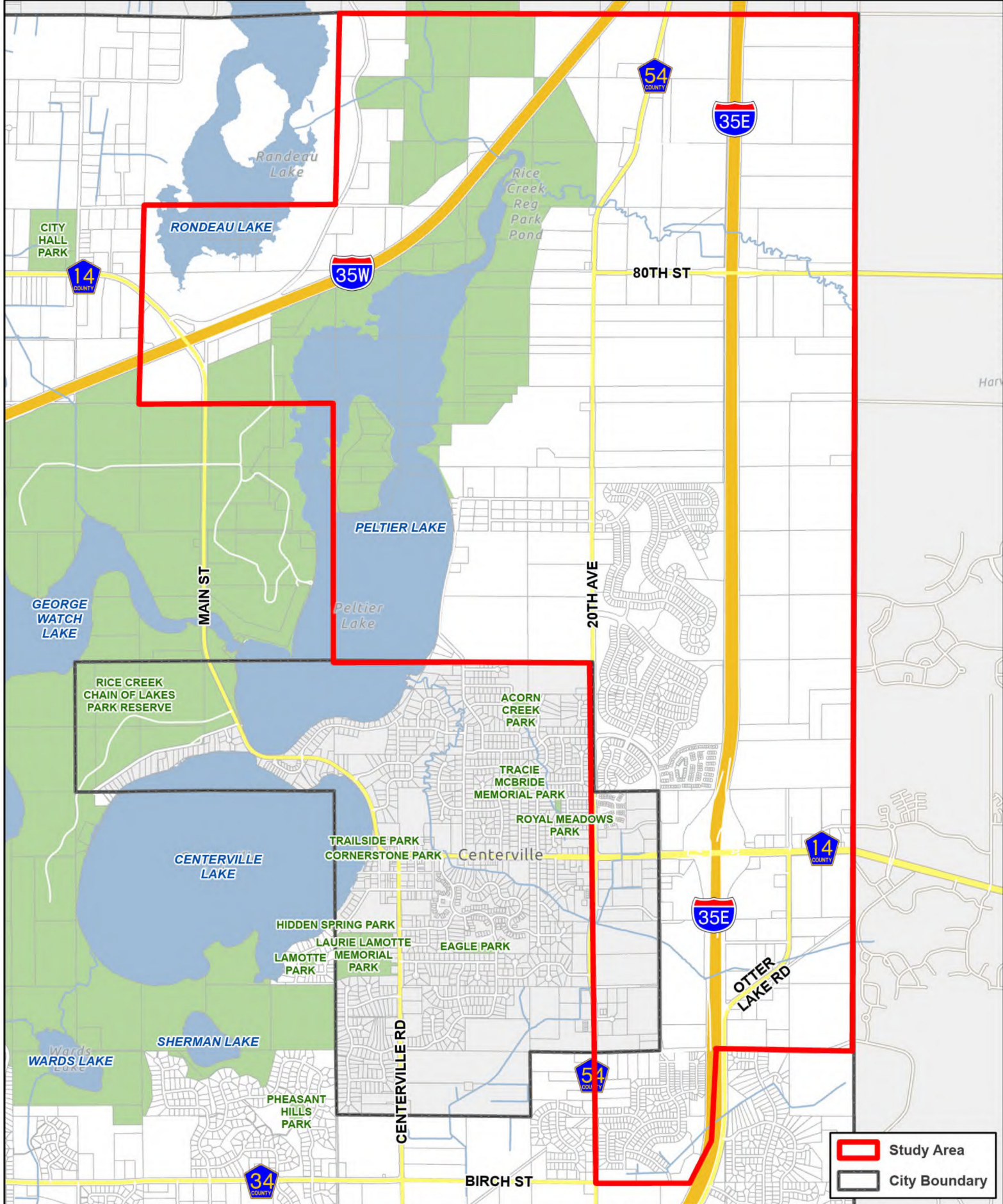
NA to AUAR

- 20. Other potential environmental effects:** If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No additional environmental effects have been identified.

## **Appendix A**

### Figures



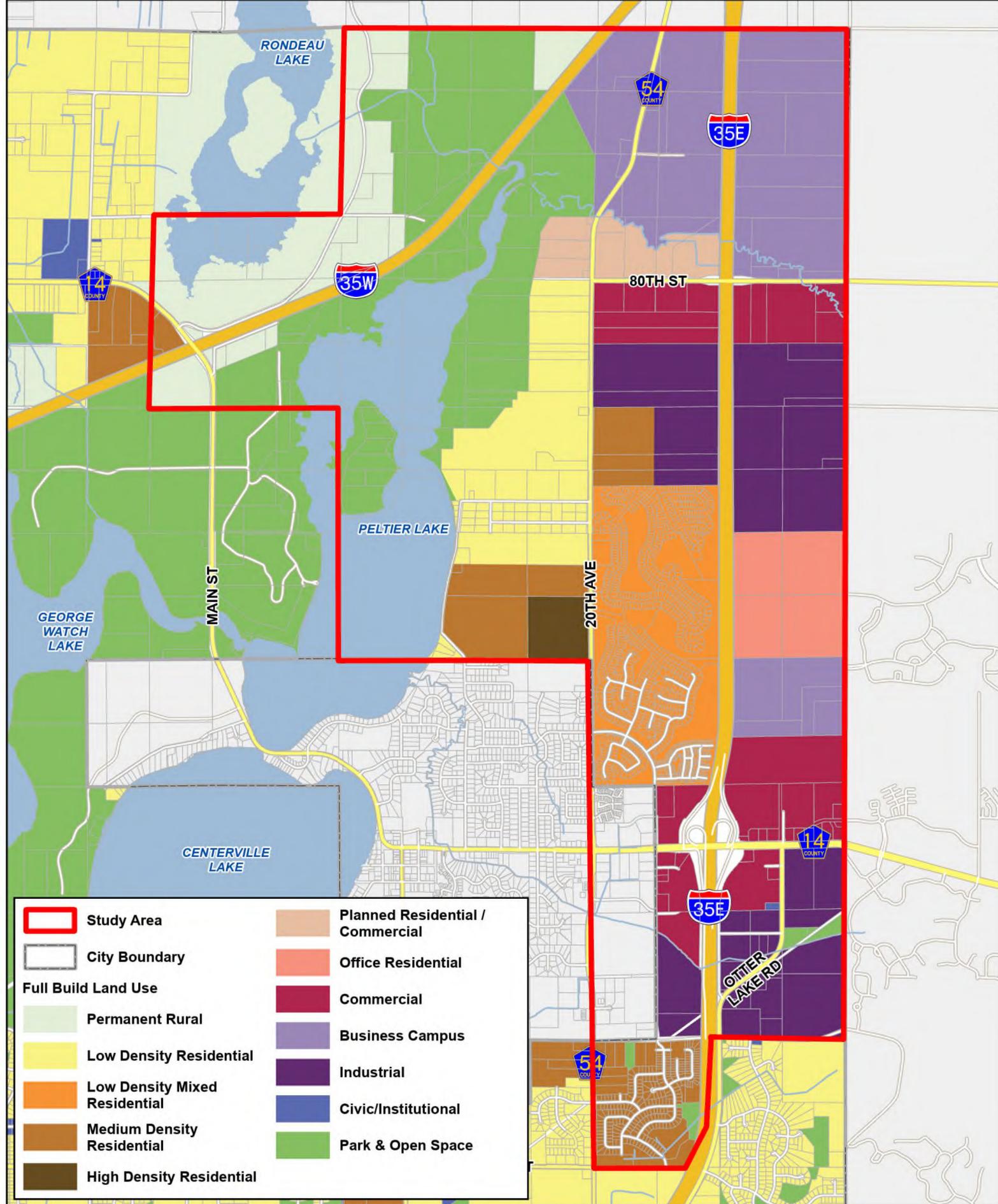
**Figure 1- Project Location**

I-35E Corridor AUAR  
Lino Lakes, MN

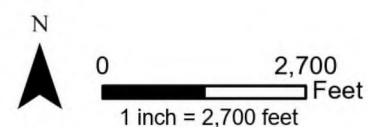


0 0.5 Miles  
1 inch = 0.5 miles

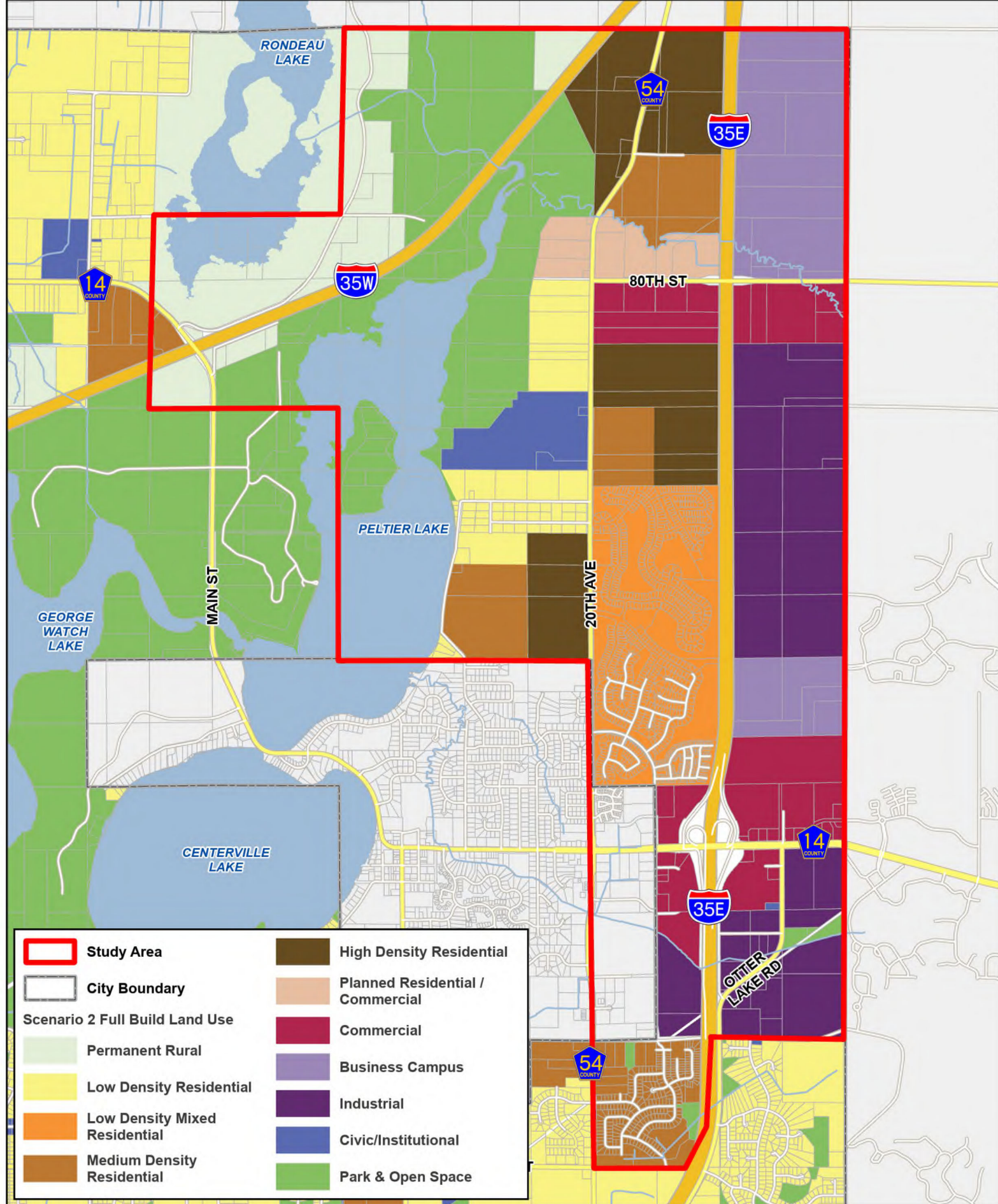




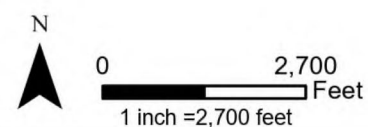
**Figure 2 - Revised Scenario 1**  
I-35 Corridor AUAR Project  
Lino Lakes, MN



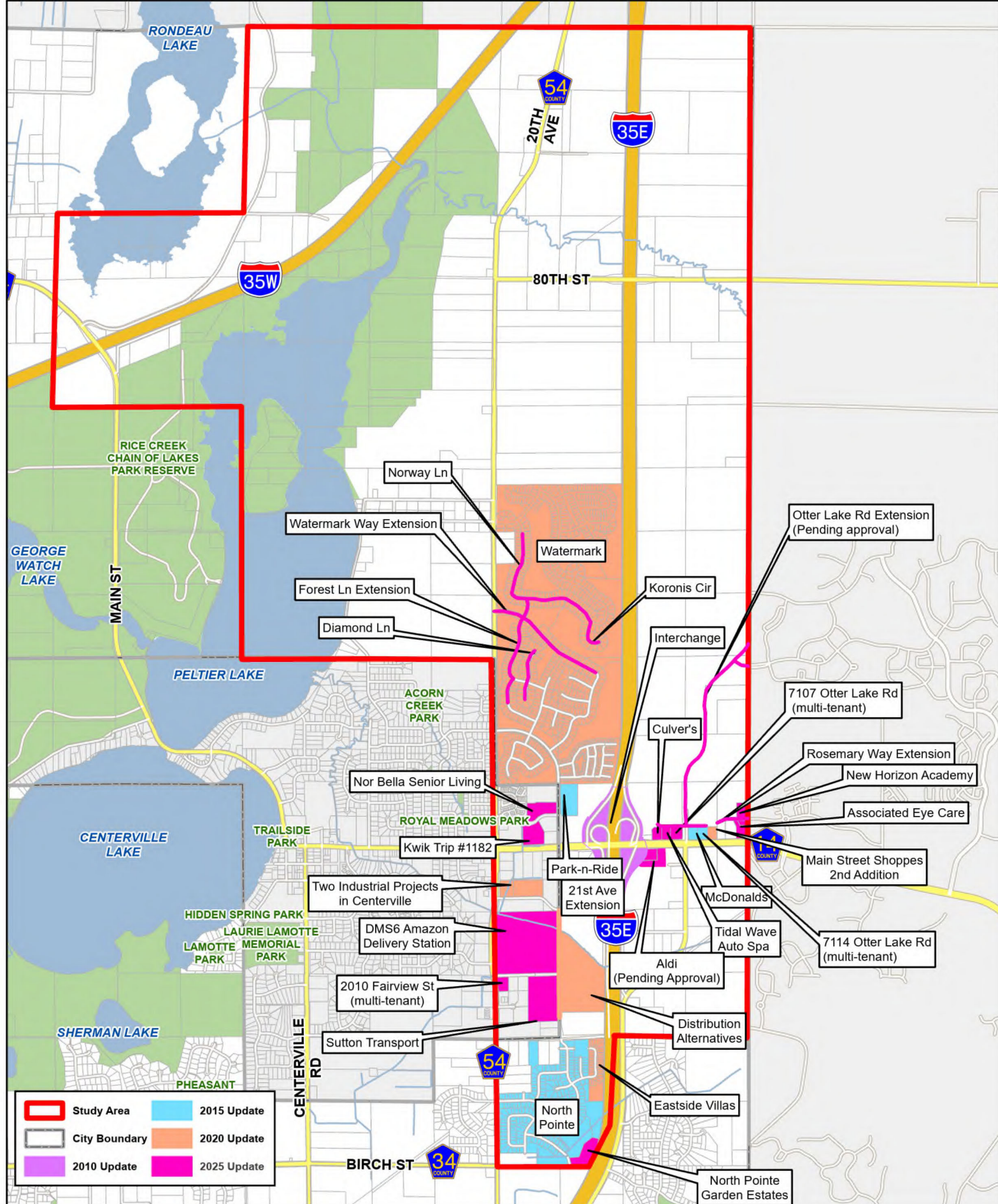




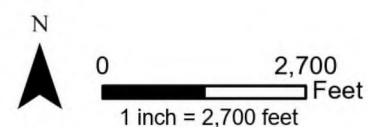
**Figure 3 - Revised Scenario 2**  
I-35 Corridor AUAR Project  
Lino Lakes, MN







**Figure 4 - Developments Map**  
I-35 Corridor AUAR Project  
Lino Lakes, MN



**Appendix B**  
Stormwater Management Memo



## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes

From: Henry Meeker, WSB  
Alison Harwood, WSB

Date: May 23, 2025

Re: Stormwater Management – I-35 Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005. The AUAR analyzed the stormwater impacts of the three development scenarios. Based on the analysis, a Mitigation Plan was developed.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. The 2020 update was made with draft scenarios of the Lino Lakes 2040 Comprehensive Plan, which was adopted in November 2020. This AUAR update is based on two development scenarios. It includes mitigation improvements that have been completed at this time and the proposed future land uses.

The information and analysis outlined within this memo is intended to complete a portion of the AUAR Update related to Item # 11.ii – Water Resources – Stormwater related to two proposed development scenarios. This memo is intended to update the stormwater analysis provided in the original AUAR where applicable.

### WATER RESOURCES – STORMWATER

- ii. *Stormwater - Describe the quantity and quality of stormwater runoff at the site prior to and post construction. Include the routes and receiving water bodies for runoff from the site (major downstream water bodies as well as the immediate receiving waters). Discuss any environmental effects from stormwater discharges. Describe stormwater pollution prevention plans including temporary and permanent runoff controls and potential BMP site locations to manage or treat stormwater runoff. Identify specific erosion control, sedimentation control or stabilization measures to address soil limitations during and after project construction.*

#### Procedures and Methods Followed

The procedures and methods used to estimate the runoff volumes and pollutants loads within the AUAR were based on the Natural Resource Conservation Service (NRCS) runoff curve number method and event mean concentration pollutant values from the Minnesota Stormwater Manual. Any development within the study area will be required to meet the stormwater standards of the City of Lino Lakes and Rice Creek Watershed District (RCWD). These standards include:

- Promote volume control and groundwater recharge.
- Protect water quality from nutrients, heavy metals, and other urban pollutants.

- Protect life, public and private property, and the natural resources from damage resulting from runoff and the dangers associated with flooding.

### **Existing Conditions**

The study area currently consists primarily of agricultural, single/multifamily/rural residential, commercial, industrial, and park/open space areas. The impervious surface is primarily made up of residential/commercial roofs and the existing roadways. The major roads include 20<sup>th</sup> Avenue, 80<sup>th</sup> Street, County Road 14, and Interstates 35E and 35W.

There are four major watersheds within the study area. The west and central portion of the study area is part of the Peltier subwatershed. The north part of the study area is within the Hardwood Creek subwatershed and Upper Rice Creek subwatershed, and the southeast part is within the Clearwater Creek subwatershed. All of these subwatersheds drain to Peltier Lake through tile drain or county ditch systems.

Future development will need to address any requirements that are established due to current regulatory standards adopted by the RCWD, City of Lino Lakes, and Minnesota Pollution Control Agency (MPCA).

The MPCA has listed three water resources within the study area as impaired: Peltier Lake, Hardwood Creek, and Clearwater Creek. Peltier Lake and Hardwood Creek have approved Total Maximum Daily Load (TMDL) that provides additional guidance and requirements for pollutant loads.

Approximately 67% of the study area consists of Group D soils, and the remaining area consists of Group A, B, and C soils, plus open water surface. These soil ratings are based on hydrologic soil classifications, with A soils having high infiltration rates even when thoroughly wetted. The infiltration rates for A soils range from 0.8 to 1.63 inches per hour (Minnesota Stormwater Manual). These soils consist chiefly of deep, well drained to excessively drained sands and gravel. Group A soils have a high rate of water transmission, therefore resulting in a low runoff potential. Group B soils have moderate infiltration rates ranging from 0.3 to 0.45 inches per hour when thoroughly wetted. Group B soils consist of deep moderately well to well drained soils with moderately fine to moderately coarse textures. Group C soils have a low infiltration rate of 0.2 inches per hour when thoroughly wetted. Group C soils include a layer that impedes downward movement of water and soils with moderately fine to fine structure. Infiltration is very low in areas with Group D soils, and the design of infiltration basins is not recommended in areas with Group D soils (per the MPCA National Pollution Discharge Elimination System Construction General Permit).

### **Proposed Conditions**

The two development scenarios were considered in this analysis for proposed conditions. Existing conditions and two proposed land use classifications were evaluated using curve numbers from the NRCS. Stormwater management for either proposed condition can be provided through a combination of wet detention ponds and infiltration and filtration features. Achieving volume reduction and pollutant reduction through the use of infiltration may be challenging for a majority of the study area due to a majority D soils with low infiltration rates and a high groundwater table. Stormwater management via green infrastructure such as stormwater reuse has been and will continue to be encouraged by the City of Lino Lakes and RCWD to achieve volume reduction and pollutant removal requirements. Reuse will be evaluated before implementation for safety and protection of human health. RCWD has supported stormwater reuse projects in the area with District funds in the past.

### **Local Stormwater Management Requirements**

Stormwater management within the future development of the study area must be in conformance with local requirements of the City of Lino Lakes, RCWD, and MPCA. Some requirements are more stringent than others. However, the development in the study area will need to demonstrate that all local standards are being met under proposed stormwater management techniques. The following is a summary of major stormwater management requirements:

- **Rice Creek Watershed District**

The RCWD rules (approved November 13, 2024) require that proposed peak runoff rates shall not exceed existing for the 2, 10, 100-year 24-hour rainfall events. Proposed projects must not adversely affect off-site water levels or resources supported by local recharge, or increase potential for on- and off-site flooding, during or after construction.

The RCWD requires a water quality treatment volume depending on the area of new or reconstructed impervious surface. Applicants can use BMPs including infiltration, water reuse, filtration, and stormwater ponds to achieve the required water quality treatment volume. Each BMP design variation has a different pollutant removal factor, and applicants must provide sufficient treatment volume depending on the BMP used for the site. The RCWD has an approved Comprehensive Stormwater Management Plan (CSMP) for a portion of the AUAR area (*Northeast Lino Lakes Drainage Area CSMP*). This purpose of the CSMP is to present an alternative means to meet the RCWD rules. Projects within the CSMP area must conform to design requirements detailed in the CSMP report as applicable.

- **City of Lino Lakes**

The City's Stormwater, Erosion, and Sediment Control Ordinance (adopted October 26, 2015; amended January 9, 2023) requires proposed development to maintain or decrease runoff volume and flow frequency, duration and peak runoff rates. Proposed development must also increase infiltration or filtration opportunities, maintain existing flow patterns, and provide storage of stormwater runoff on site. Stormwater BMPs must provide infiltration where feasible, but if infiltration is shown as not feasible for a site due to physical or contamination limitations, then another stormwater BMP may be used with preference for stormwater reuse. Water discharged to BMPs shall be pretreated to National Urban Runoff Program (NURP) standards.

- **National Pollution Discharge Elimination System (NPDES) Standards**

The MPCA is responsible for implementing NPDES standards. The NPDES requirements in the AUAR area will be from the NPDES Construction General Permit (effective August 1, 2023) and the NPDES Municipal Separate Storm Sewer System (MS4) Permit (effective November 16, 2020).

The NPDES Construction General Permit requires that for sites replacing pervious surfaces with one acre or more of impervious surface, a water quality volume equivalent to 1 inch of runoff from the net increase of impervious surface should be treated. This can be met through wet sedimentation basins, infiltration/filtration, or regional ponding. There are three impaired waterbodies within the study area, and sites that are within one mile of impaired water bodies require additional BMPs.

The NPDES MS4 permit requires permittees to provide post-construction water quality standards adopted at the local level. The MS4 permit requires permittees to meet the requirements of future TMDLs. Currently there is a TMDL Implementation Plan proposed for discharges to Peltier Lake and Hardwood Creek, they are identified as the Peltier Lake and Centerville Lake Excess Nutrients TMDL and the Hardwood Creek Impaired Biota (Fish) and Dissolved Oxygen TMDL. Depending on the location and proximity to impaired waters, development within the AUAR area may need to complete an anti-degradation analysis for the impaired water.

### **Water Quantity and Quality Analysis**

A water quantity and quality analysis was completed for the existing and proposed conditions within the study area. This quantitative analysis uses the NRCS runoff curve number method to calculate runoff, and the results are summarized in **Table 1** and **Table 2**.

**Table 1** summarizes the total runoff volumes for both proposed conditions scenarios, with and without volume reductions, compared to the existing condition.

**Table 1. Existing and Proposed Annual Runoff Volumes<sup>1</sup>**

Existing conditions (AC-FT)	2040 Scenario 1 without Volume Reduction (AC-FT)	2040 Scenario 1 with Volume Reduction <sup>2</sup> (AC-FT)	2040 Scenario 2 without Volume Reduction (AC-FT)	2040 Scenario 2 with Volume Reduction <sup>2</sup> (AC-FT)
11,193	11,357	4,026	11,365	3,787

<sup>1</sup>Annual runoff volumes are based on an average of 32 inches of rainfall for the state of Minnesota.

<sup>2</sup>1.1 inches represents approximately 90% of all rain events in Minnesota (Minnesota Minimal Impact Design Standards, MPCA), therefore volume reduction of 90% was assumed in all land use areas for proposed scenarios, except Permanent Rural, Urban Reserve and Right-of Way, which are assumed to not require any future stormwater management.

**Table 2** summarizes the total pollutant loads for proposed conditions, with and without volume reductions, compared to the existing condition.

**Table 2. Total Suspended Solids and Total Phosphorus Annual Loads**

Pollutant <sup>1</sup>	Existing conditions	2040 Scenario 1 without Volume Reduction	2040 Scenario 1 with Volume Reduction	2040 Scenario 2 without Volume Reduction	2040 Scenario 2 with Volume Reduction
TSS (tons/yr)	888	950	298	955	282
TP (lbs/yr)	7,958	7,603	2,377	8,010	2,248

<sup>1</sup>Pollutant loading was determined using Event Mean Concentration values from the MPCA Stormwater Manual, based on Land Use classification for the AUAR area.

To achieve compliance with regulatory requirements, future development must provide annual volume and pollutant load reductions in the amounts required by Local Stormwater Management Regulations and comply with the TMDL. The values presented in **Tables 1** and **2** show the estimated annual volume and pollutant load reductions based on the conceptual analysis, and do not include any site-specific constraints for individual developments within the AUAR area.

**Potential Impact to Downstream Receiving Waters**

The analysis within the AUAR area shows that the runoff volumes will be reduced by approximately 60 percent for the two proposed land use scenarios compared to existing conditions. This is achieved through implementing City of Lino Lakes, RCWD, and NPDES volume reduction requirements. This reduction in runoff translates directly to the reduction in pollutant loads shown in **Table 2**.

**Review and Update of the Mitigation Plan**

The table below provides the mitigation plan for stormwater management. These mitigation measures have been reviewed and revised as needed for this AUAR Update.

**Table 3. Water Quantity and Quality Mitigation Plan**

Item No.	Mitigation Description	Update
17.3	Require stormwater management systems to be developed in accordance with the current version of the <i>Rice Creek Watershed District Rules</i> (these rules assist in achieving the goals of the Resource Management Plan – 3) and all other local, state, and federal stormwater management requirements. The Watershed rules outline additional requirements for areas within the CSMP.	This mitigation measure is ongoing. Requirements have changed slightly with local and state rule changes.

**Appendix C**  
Water Appropriation Memo



## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes

From: Jon Christensen, WSB

Date: June 12, 2025

Re: Water Appropriations – I-35E Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005. The AUAR analyzed the water appropriation impacts of the two development scenarios. Based on the analysis, a Mitigation Plan was developed.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. Each assumed no change in the proposed development land use scenarios and included discussion of mitigation improvements that had been completed at the time. Since the 2020 update, the City has adopted its 2040 Comprehensive Plan. This AUAR Update reviews two scenarios.

The information and analysis outlined within this memo is intended to complete a portion of the AUAR Update related to Item # 11.b.iii – Water Resources – Water Appropriation related to revising of the three scenarios. This memo is intended to update the water analysis provided in the original AUAR where applicable.

### WATER RESOURCES – WATER APPROPRIATIONS

*11.b.iii - Water appropriation - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation.*

#### Existing Conditions

The Minnesota Hydrogeology Atlas indicates that the depth to water table within the study area varies from open water to 20 feet deep. Temporary water appropriation for construction dewatering under DNR General Permit 1997-0005 will likely be required for the construction of building foundations and buried utilities.

Currently, the majority of the study area is served by private wells. The Minnesota Well Index indicates there are approximately 90 wells within the study area which are nearly all for domestic use. No information is available regarding these private wells beyond the Minnesota Well Index. It is possible that additional pre-code unlocated wells exist within the study area. Developers are responsible for locating and sealing any unlocated wells prior to development. Private well



locations should be taken into consideration when reviewing development proposals involving potential contaminant sources such as fuel storage tanks, in which case spill prevention plans should be considered.

The municipal water supply system has a DNR water appropriation permit. The water distribution system exists in the southern portion of the study area and currently extends north of Main Street on either side of I-35E. The system will continue to be extended as development progresses. The southern portion of the study area overlaps with moderate vulnerability portions of the City of Lino Lakes and City of Centerville Drinking Water Supply Management Areas (DWSMAs) that are delineated in their respective Wellhead Protection Plans, and the moderate vulnerability classification should be considered when reviewing land use applications within those areas.

The geology of the City's existing wells is consistent with other communities in the Twin Cities Metro Area. The Paleozoic sedimentary rocks around the Twin Cities Metro area have three primary aquifers (in descending order): Prairie du Chien–Jordan, Tunnel City–Wonewoc (formerly the Franconian–Ironston–Galesville (FIG)), and Mt. Simon–Hinckley. Each of these are separated by a confining layer that essentially separates the aquifers.

The Prairie du Chien–Jordan aquifer is the highest yielding aquifer in the Metro Area. Although these two formations have different names and are geologically different, the two units have been shown to be hydraulically connected. All of the City's existing production wells are located in the Prairie du Chien–Jordan aquifer, and all future wells are anticipated to be as well. The City will continue to follow the typical DNR well permit process for new municipal production wells, including aquifer test pumping when necessary to evaluate aquifer sustainability and interference.

Existing and future water demands for the entire City are detailed in the City's 2040 Comprehensive Water Supply Plan (Plan). Future infrastructure needs for the City, encompassing the AUAR study area, were developed in the Plan. A future well field was preliminarily located within the study area. If future wells are ultimately pursued in this area, they will require updates to the Emergency Response Area and DWSMA and associated land use considerations.

The water system currently has six wells and three water towers, although Well No. 2 has been taken out of service due to poor water quality. Tower No. 3 was constructed in 2021, and Well No. 7 is anticipated in 2026. Well capacities range from 600 gallons per minute (gpm) to 1,800 gpm. The existing system firm capacity (with the largest well out of service) is 3,650 gpm excluding Well No. 2 due to poor water quality.

From 2020-2024, the City averaged a total water demand of 99 gallons per capita per day and a maximum day to average day ratio (peaking factor) of 2.5. For the existing population served of approximately 18,000, this results in an average day demand of 1.78 million gallons per day (MGD) and a maximum day demand of 4.45 MGD.

The DNR water appropriation permit for the City of Lino Lakes includes several restrictions imposed by the Ramsey County District Court Order from litigation related to the White Bear Lake water level. The restrictions are intended to protect the White Bear Lake water level and connected groundwater aquifers. The DNR North and East Metro Groundwater Management Area and Metropolitan Council are preparing a White Bear Lake Area Comprehensive Plan to study water supply alternatives for the Northeast Metro of the Twin Cities that both allow for growth and sustain the area's surface water and groundwater resources. The City will continue to work with regional partners like the Rice Creek Watershed District (RCWD) to evaluate and pursue alternative water supply projects like stormwater reuse for irrigation. The new residential development (Watermark) within the study area has incorporated stormwater reuse for irrigation.

### **Proposed Conditions**

Two possible development scenarios were considered. These were revised from the 2005 Original AUAR. The 2040 Comprehensive Plan corresponds to revised Scenario 1. Scenario 2 has also been revised. Based on the planned land uses for each scenario, the projected water demand is summarized below. New development within the study area will connect to the municipal water system.

### **Scenario 1**

The projected water demands within the study area for Scenario 1 are shown in **Table 1**. There are a number of properties within the southern portion of the study area that already receive municipal water, so these areas have been removed from the areas listed in **Table 1**.

**Table 1. Projected Water Demand for Scenario 1**

Land Use Type	Area (acres)	Density (units/acre)	Demand Assumption (gpd/acre) *	Average Day Demand (gpd)	Max Day Demand (gpd)
Low Density Sewered Residential	282.6	2.3	511	144,296	404,029
Low Density Mixed Residential	376.9	3.5	777	292,838	819,947
Medium Density Residential	180.5***	5.0	1,110	200,324	560,906
High Density Residential	39.0	7.0	1,554	60,628	169,759
Planned Residential / Commercial**	89.9	9.0	1,499	134,827	377,514
Office Residential**	139.5	5.0	1,055	147,159	412,046
Mixed Use	0.0	2.3	511	0	0
Commercial	348.9***	N/A	1,000	348,907	976,940
Business Campus****	624.0	N/A	1,000	623,978	2,047,138
Industrial	472.4***	N/A	1,000	472,434	1,322,815
Civic/Institutional	1.0	N/A	750	775	2,169
Urban Reserve	0.0	N/A	N/A	N/A	N/A
Permanent Rural	358.1	N/A	N/A	N/A	N/A
Park & Open Space	837.5	N/A	N/A	N/A	N/A
Right-of-Way	3.7	N/A	N/A	N/A	N/A
<b>Total</b>	<b>3,754.1</b>	<b>N/A</b>	<b>N/A</b>	<b>2,426,166</b>	<b>7,093,264</b>

\*Based on residential per capita water use of 79 gallons per capita per day (historical average from 2020-2024) and 2.81 persons per household (Met Council estimate).

\*\*Assumes 50% residential and 50% commercial development.

\*\*\*Areas for properties within the southern portion of the study area that already receive municipal water have been removed.

\*\*\*\*Includes contingency for higher intensity max day water demands.

### **Scenario 2**

The projected water demands within the study area for Scenario 2 are shown in **Table 2**. There are a number of properties within the southern portion of the study area that already receive municipal water, so these areas have been removed from the areas listed in **Table 2**.

**Table 2. Projected Water Demand for Scenario 2**

Land Use Type	Area (acres)	Density (units/acre)	Demand Assumption (gpd/acre) *	Average Day Demand (gpd)	Max Day Demand (gpd)
Low Density Sewered Residential	173.2	2.3	511	88,452	247,667
Low Density Mixed Residential	376.9	3.5	777	292,838	819,947
Medium Density Residential	240.9***	5.0	1,110	267,359	748,605
High Density Residential	391.1	7.0	1,554	607,806	1,701,857
Planned Residential / Commercial**	89.9	9.0	1,499	134,827	377,514
Office Residential**	0.0	5.0	1,055	0	0
Mixed Use	0.0	2.3	511	0	0
Commercial	348.9***	N/A	1,000	348,907	976,940
Business Campus****	362.6	N/A	1,000	362,561	1,315,171
Industrial	480.3***	N/A	1,000	480,285	1,344,797
Civic/Institutional	90.9	N/A	750	68,195	190,947
Urban Reserve	0.0	N/A	N/A	N/A	N/A
Permanent Rural	358.1	N/A	N/A	N/A	N/A
Park & Open Space	837.5	N/A	N/A	N/A	N/A
Right-of-Way	3.7	N/A	N/A	N/A	N/A
<b>Total</b>	<b>3,754.1</b>	<b>N/A</b>	<b>N/A</b>	<b>2,651,231</b>	<b>7,723,446</b>

\*Based on residential per capita water use of 79 gallons per capita per day (historical average from 2020-2024) and 2.81 persons per household (Met Council estimate).

\*\*Assumes 50% residential and 50% commercial development.

\*\*\*Areas for properties within the southern portion of the study area that already receive municipal water have been removed.

\*\*\*\*Includes contingency for higher intensity max day water demands.

Both scenarios will trigger the need for additional municipal water supply infrastructure. The additional wells and storage needed are summarized in **Table 4**.

**Table 4. Supply and Storage Summary**

	Existing System	With Scenario 1	With Scenario 2
Average Day Demand (MGD)	1.78	4.21	4.43
Maximum Day Demand (MGD)	4.45	11.54	12.17
Additional Wells Required	N/A	4 to 5	4 to 5
Additional Storage Required (MG)	N/A	0 to 0.7	0 to 0.9

The City's existing authorized appropriation volume is 900 million gallons per year (MGY), and the City's historical water use from 2020-2024 was 623 MGY. Both scenarios are projected to increase the annual water use beyond 900 MGY. Therefore, the City will likely require an amendment to its appropriation volume prior to full build out of the study area. The City's historical water use shows a decreasing trend in per capita use, which will likely decrease these projections by the time of development.

**Water Demand Projection Comparison**

**Table 5** summarizes the projected average water demands from the 2005 Original AUAR and the 2025 AUAR Update for the scenarios outlined above.

**Table 5. Comparison of Average Water Demand Projections**

Scenario	2005 Original AUAR	2025 AUAR Update
Scenario 1	1.86 MGD	2.43 MGD
Scenario 2	2.45 MGD	2.65 MGD
Scenario 3	2.61 MGD	N/A

The projected water demands have remained within the parameters discussed in the original AUAR. The expansion and layout of the water supply system will generally conform to the layout identified in the 2005 Original AUAR. The 2005 Original AUAR identified the need for 1.0 MG of additional storage, approximately four additional wells, and trunk and lateral watermain. Water Tower No. 3 (1.5 MG) was constructed in 2021, and this AUAR Update reiterates the need for four to five additional wells. Computer modeling completed as part of the City's 2040 Comprehensive Plan Update confirmed the adequacy of the planned 16-inch trunk watermain loop.

**Review and Update of the Mitigation Plan**

The table below provides the mitigation plan for water appropriations. These mitigation measures have been reviewed and revised as needed for this AUAR Update.

**Table 6. Water Use**

Item No.	Mitigation Description	Update
13.1	Monitor water usage and do not permit new development to proceed if it exceeds the capacity of the water supply and distribution system.	This mitigation measure is ongoing.
13.2	Construct the water supply and distribution system in accordance with Minnesota Department of Health standards and with the goals, policies, and recommendations set forth in the City's Comprehensive Water Supply Plan.	This mitigation measure is ongoing.
13.3	As necessary, amend the City's Comprehensive Water Supply Plan and Capital Improvement Plan to be consistent with any future amendments or updates to the Comprehensive Plan that would necessitate expansions or alterations to the water system.	This mitigation measure is ongoing. No updates have been needed to date for the study area.
13.4	Follow the adopted Wellhead Protection Plans for Lino Lakes and Centerville. As necessary, amend the City's Wellhead Protection Plan for new wells.	This mitigation measure is ongoing.
13.5	Require abandoned private wells to be sealed in compliance with the Minnesota Department of Health regulations.	This mitigation measure is ongoing.
13.6	Require that the installation of any private individual wells be constructed and installed in accordance with the Minnesota Department of Health regulations (Minnesota Well Code).	This mitigation measure is ongoing.
13.7	Continue to implement the City's adopted water conservation policies which are intended to attenuate peak water demands throughout the City.	This mitigation measure is ongoing.
13.8	Mitigation will be regulated through the City's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
	address relevant water conservation mitigation measures prior to final approval by the City. Implementation of mitigation measures will be assured through developer agreements with the City, which will require financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.	
13.9	Evaluate the use of alternative water sources such as stormwater reuse for irrigation in conjunction with development and implement where feasible, sustainable, and cost-effective.	This mitigation measure is ongoing.
13.10	Conduct aquifer test pumping of new wells, when necessary.	This mitigation is ongoing.
13.11	Stormwater reuse for irrigation will be evaluated with each new residential development and implemented if feasible and practicable.	This mitigation measure is ongoing.

**Appendix D**  
Wastewater Management Memo

## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes

From: Jon Christensen, WSB

Date: April 28, 2025

Re: Wastewater Management – I-35 E Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005. The AUAR analyzed the wastewater impacts of the three development scenarios. Based on the analysis, a Mitigation Plan was developed.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. Each assumed no change in the proposed development land use scenarios and included discussion of mitigation improvements that had been completed at the time. Since the 2020 update, the City has adopted its 2040 Comprehensive Plan. This AUAR Update reviews two scenarios.

The information and analysis outlined within this memo is intended to complete a portion of the AUAR Update related to Item # 11.b.i – Water Resources – Wastewater related to revising of the three scenarios. This memo is intended to update the wastewater analysis provided in the original AUAR where applicable.

### WATER RESOURCES – WASTEWATER

*Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.*

- i. *Wastewater - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.*
  - 1) *If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.*
  - 2) *If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system.*
  - 3) *If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges.*



### **Existing Conditions**

Within the City of Lino Lakes, the number of sanitary sewer connections is currently 5,400. Of the 5,400 connections to the public sanitary sewer system, most are single family residential with some multi-family residential, commercial/ industrial, and institutional connections. The City has approximately 1,705 properties that are served by on-site septic systems. Based on Metropolitan Council Environmental Services (MCES) meter data from 2019-2023, the City's existing average daily wastewater flow is 1.04 million gallons per day (MGD).

Since the wastewater generated within the City of Lino Lakes is primarily from residential units, the wastewater characteristics are assumed to be of typical domestic strength. **Table 1** is a summary of the estimated existing wastewater characteristics for Lino Lakes.

**Table 1. Estimated Existing Wastewater Characteristics and Total Average Loading**

Parameter	Concentration (mg/L)	Average Load (lbs/day)
Biochemical Oxygen Demand	220	1,909
Total Suspended Solids	220	1,909
Ammonia – Nitrogen	25	217
Total Phosphorous	8	69

Wastewater generated within the City is collected by a series of laterals, trunk sewer mains, and lift stations and is then directed to one of three interceptor sewers that are owned, operated, and maintained by MCES (Interceptors 9106, 8361, and 9708). Wastewater is then conveyed through the MCES regional collection system to the Metropolitan WWTP. The Metropolitan WWTP has a design capacity of 314 MGD and currently receives an average daily flow of 180 MGD.

### **Proposed Conditions**

The original AUAR considered three possible development scenarios, and the 2020 update revised Scenarios 1, 2 and 3 with the third scenario being considered as the 2030 comprehensive plan. The 2040 Comprehensive Plan corresponds to revised Scenario 1 and Scenario 2 was also revised. The third scenario considered is the 2030 Comprehensive Plan Scenario and is outdated and no longer applicable. The projected wastewater flow for each scenario is based on the planned land uses as described below.

The municipal collection system currently extends to Main Street on either side of I-35E. The municipal trunk sewers will continue to be extended as development progresses. As detailed in the 2040 Comprehensive Sanitary Sewer Plan, development within Sanitary Sewer District 3 and 5 will require at least one large regional lift station and several smaller lift stations.

The majority of the wastewater generated within the study area will discharge to MCES Interceptor 802325 which is currently extended approximately 1,000 ft northwest of the intersection of Main Street and Elmcrest Avenue. The remainder will discharge to MCES Interceptor 7651 which currently serves the existing Sanitary Sewer District 3. All of the flow generated within the study area will be conveyed through the MCES regional collection system to the Metropolitan WWTP.

### **Scenario 1**

The proposed development within the study area for revised Scenario 1, the assumed wastewater flow for each land use type, and the projected wastewater flow for that development are summarized in **Table 2**. There are a number of properties within the southern portion of the

study area that are already sewered, so these areas have been removed from the areas listed in **Table 2**

**Table 2. Projected Average Daily Flow for Scenario 1**

Land Use Type	Area (acres)	Density (units/acre)	Flow Assumption (gpd/acre)	Average Flow (gpd)
Low Density Sewered Residential	282.6	2.3	414	117,002
Low Density Mixed Residential	376.9	3.5	630	237,447
Medium Density Residential	180.5**	5.0	900	162,432
High Density Residential	39.0	7.0	1,260	49,160
Planned Residential / Commercial*	89.9	9.0	1,210	108,836
Office Residential*	139.5	5.0	850	118,567
Mixed Use	0.0	2.3	414	0
Commercial	348.9**	N/A	800	279,126
Business Campus***	624.0	N/A	800	799,182
Industrial	472.4**	N/A	800	377,947
Civic/Institutional	1.0	N/A	600	620
Urban Reserve	0.0	N/A	N/A	N/A
Permanent Rural	358.1	N/A	N/A	N/A
Park & Open Space	837.5	N/A	N/A	N/A
Right-of-Way	3.7	N/A	N/A	N/A
<b>Total</b>	<b>3,754.1</b>	<b>N/A</b>	<b>N/A</b>	<b>2,250,319</b>

\*Assumes 50% residential and 50% commercial development.

\*\*Areas for properties within the southern portion of the study area that are already sewered have been removed.

\*\*\*Includes contingency for higher intensity wastewater flow.

**Table 3** summarizes the projected wastewater flow by MCES connection point under Scenario 1. Note that the flows listed in **Table 3** include only additional flows generated within the study area.

**Table 3. Projected Additional Regional Wastewater Flow by MCES Connection Point for Scenario 1**

MCES Interceptor	City Sanitary Sewer District	Average Flow (MGD)	Peak Hourly Flow (MGD)
7651	3	0.62	2.11
802325	5	1.63	4.73

**Table 4** summarizes the projected wastewater characteristics and additional loading for the wastewater that will be generated under Scenario 1.

**Table 4. Projected Wastewater Characteristics and Additional Total Average Daily Wastewater Loading for Scenario 1**

Parameter	Concentration (mg/L)	Average Load (lbs/day)
Biochemical Oxygen Demand	220	4,131
Total Suspended Solids	220	4,131

Ammonia –Nitrogen	25	469
Total Phosphorous	8	150

### Scenario 2

The proposed development within the study area for Scenario 2, the assumed wastewater flow for each land use type, and the projected wastewater flow for that development are summarized in **Table 5**. There are a number of properties within the southern portion of the study area that are already sewered, so these areas have been removed from the areas listed in **Table 5**.

**Table 5. Projected Average Daily Flow for Scenario 2**

Land Use Type	Area (acres)	Density (units/acre)	Flow Assumption (gpd/acre)	Average Flow (gpd)
Low Density Sewered Residential	173.2	2.3	414	71,721
Low Density Mixed Residential	376.9	3.5	630	237,447
Medium Density Residential	240.9**	5.0	900	216,787
High Density Residential	391.1	7.0	1,260	492,838
Planned Residential / Commercial*	89.9	9.0	1,210	108,836
Office Residential*	0.0	5.0	850	0
Mixed Use	0.0	2.3	414	0
Commercial	348.9**	N/A	800	279,126
Business Campus***	362.6	N/A	800	590,049
Industrial	480.3**	N/A	800	384,228
Civic/Institutional	90.9	N/A	600	54,556
Urban Reserve	0.0	N/A	N/A	N/A
Permanent Rural	358.1	N/A	N/A	N/A
Park & Open Space	837.5	N/A	N/A	N/A
Right-of-Way	3.7	N/A	N/A	N/A
<b>Total</b>	<b>3,754.1</b>	<b>N/A</b>	<b>N/A</b>	<b>2,435,589</b>

\*Assumes 50% residential and 50% commercial development.

\*\*Areas for properties within the southern portion of the study area that are already sewered have been removed.

\*\*\*Includes contingency for higher intensity wastewater flow.

**Table 6** summarizes the projected wastewater flow by MCES connection point under Scenario 2. Note that the flows listed in **Table 6** include only those generated within the study area.

**Table 6. Projected Regional Wastewater Flow by MCES Connection Point for Scenario 2**

MCES Interceptor	City Sanitary Sewer District	Average Flow (MGD)	Peak Hourly Flow (MGD)
7651	3	0.64	2.18
802325	5	1.79	5.19

**Table 7** summarizes the projected wastewater characteristics and additional loading for the wastewater that will be generated under Scenario 2.

**Table 7. Projected Wastewater Characteristics and Additional Total Average Daily Wastewater Loading for Scenario 2**

Parameter	Concentration (mg/L)	Average Load (lbs/day)
Biochemical Oxygen Demand	220	4,471
Total Suspended Solids	220	4,471
Ammonia –Nitrogen	25	508
Total Phosphorous	8	163

#### **Wastewater Projection Comparison**

**Table 11** summarizes the projected average wastewater flows from the 2005 Original AUAR and the 2025 AUAR Update for the scenarios outlined above. The 2005 Original AUAR used flow assumptions of 274 gpd/unit for residential development and 1,500 gpd/acre for commercial and industrial development. The 2005 flow assumptions were very conservative, so the 2020 flow assumptions used in this update have been revised to agree more closely with metered wastewater flows from the last five years.

**Table 11. Comparison of Average Wastewater Flow Projections**

Scenario	2005 Original AUAR	2025 AUAR Update
Scenario 1	2.529 MGD	2.250 MGD
Scenario 2	3.646 MGD	2.436 MGD
Scenario 3	3.733 MGD	N/A

The projected wastewater flows have decreased in this update. Due to topography constraints, the expansion and layout of the sanitary sewer system will generally conform to the layout identified in the 2005 Original AUAR. However, the exact sizing of trunk facilities may be revised based on the most current wastewater flow projections.

**Review and Update of the Mitigation Plan**

The table below provides the mitigation plan for wastewater management. These mitigation measures have been reviewed and revised as needed for this AUAR Update.

**Table 12. Water Quality: Wastewater**

Item No.	Mitigation Description	Update
18.1	Monitor wastewater flows and not permit new development to proceed if it exceeds the capacity of the wastewater system.	This mitigation measure is ongoing.
18.2	Construct the major infrastructure improvements needed to expand the capacity of the wastewater system (i.e. lift stations, force mains, and upgrades to the existing systems) in accordance with the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan.	This mitigation measure is ongoing.
18.3	Adequately phase capacity improvements.	This mitigation measure is ongoing.
18.4	Amend the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan to be consistent with any amendments to the Comprehensive Plan that would necessitate expansions or alterations to the sanitary sewer system and regional capacity needs.	This mitigation measure is ongoing. No updates have been needed to date for the study area.
18.5	Each proposed development will be required to provide a detailed projection of wastewater generation and flows. These calculations will be checked by the City's Engineering Consultant.	This mitigation measure is ongoing.
18.6	The City will create a year-end report to evaluate wastewater increases by major sewer lines and overall system usage in relation to capacity. Results of this assessment will become the targets for growth for the following year.	This mitigation measure is ongoing.

**Appendix E**  
Transportation Memo

## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes

From: Mallori Fitzpatrick, PE, PTOE, WSB  
Alison Harwood, WSB

Date: April 2, 2025

Re: Transportation – I-35 Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005. The AUAR analyzed the transportation impacts of the three development scenarios for the years 2030 and post 2030. Based on the analysis, a Mitigation Plan was developed. Mitigation included adding new roadway connections, intersection control, turn lanes, and widening roads as necessary as development occurs throughout the area.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. The 2010 and 2015 updates assumed no change in the proposed development land use scenarios and included discussion of mitigation improvements that had been completed at the time. In both cases no additional mitigation was recommended. As part of the 2020 AUAR update, the City completed an updated Comprehensive Plan including a Transportation Plan for the 2040 forecast year.

### TRAFFIC AND TRANSPORTATION UPDATE

There have been several developments in the study area that have been approved since the original AUAR was completed in 2005 through the 2020 update including:

- Park-and-Ride in the northwest quadrant of I-35E and CSAH 14
- McDonald's restaurant and Main Street Shoppes east of I-35E on CSAH 14
- NorthPointe residential development north of Birch Street between I-35E and CSAH 54
- Watermark residential development west of I-35E, north of CSAH 14
- Clearwater Creek commercial development west of I-35E and south of CSAH 14 on 21<sup>st</sup> Avenue

Since the 2020 update, the following developments have occurred:

- 7107 Otter Lake Rd multi-tenant development north of CSAH 14 on Otter Lake Road
- Culver's development north of CSAH 14 on Otter Lake Road
- Tidal Wave Auto Spa development north of CSAH 14 on Otter Lake Road
- Kwik Trip gas station development west of 21<sup>st</sup> Avenue on CSAH 14
- NorBella Senior Living development west of 21<sup>st</sup> Avenue on Michaud Way
- New Horizon Academy development west of 24<sup>th</sup> Avenue on Rosemary Way
- Associated Eye Care development north of CSAH 14 on Rosemary Way
- NorthPointe Garden Estates development west of I35e on Chestnut St
- Sutton Transportation development east of CSAH 54 on Gateway Circle
- 2010 Fairview St – multi tenant development east of CSAH 54 on Fairview Street
- DMS6 Amazon Delivery Station development in the northeast quadrant of CSAH 54 and Fairview Street



In addition, there have been roadway improvements completed since the original AUAR through the 2020 update including:

- CSAH 14 Improvements west of I-35E
- I-35E at CSAH 14 Interchange Improvements

Since the 2020 update, the following roadway improvements have occurred:

- Extension of Rosemary Way west of 24<sup>th</sup> Avenue
- Watermark development neighborhood street construction and a roundabout at Watermark Way and Forest Lane

As previously discussed, three development scenarios were included in the original AUAR, and three consolidated scenarios were included with the 2020 update that were consistent with the original AUAR. The revised Scenario 3 was considered the 2030 Comprehensive Plan Scenario and is now outdated and no longer applicable.

### **Traffic Generation**

The original AUAR include traffic generation for the three land use scenarios using the Institute of Transportation Engineers (ITE) "*Trip Generation Manual, 7<sup>th</sup> Edition*." The traffic generation was prepared for both the 2030 base year and the Post 2030 conditions. For comparison purposes, the Post 2030 conditions were used. **Tables 1 – 3** shows the Post 2030 Traffic Generation from the original AUAR. For the 2020 AUAR Update, the traffic generation was updated based on the revised development scenarios. Traffic generation rates from the ITE Trip Generation Manual "*Trip Generation Manual, 10<sup>th</sup> Edition*" were used to determine the updated traffic forecasts. **Table 4**, **Table 5**, and **Table 6** show the 2020 AUAR Update Scenario traffic generation.

**Table 1. 2005 AUAR Scenario 1 – City Comprehensive Plan**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Rural Land Use	DU	125	93	127	1,196
Low Density Res	DU	510	383	516	4,880
Med Density Res	DU	1,129	416	496	6,078
High Density Res	DU	473	241	294	3,178
Commercial	SF	2,985,000	5,090	6,773	63,598
Industrial	SF	11,175,000	7,912	8,270	68,872
<b>Total</b>			<b>14,135</b>	<b>16,476</b>	<b>147,802</b>

**Table 2. 2005 AUAR Scenario 2 – Commercial / Industrial Emphasis**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Rural Land Use	DU	44	33	44	422
Low Density Res	DU	118	88	119	1,130



Low/Med Density Res	DU	2,419	1,439	1,060	18,662
Med/High Density Res	DU	2,173	954	1,149	13,150
High Density Res	DU	981	490	596	6,458
Commercial	SF	5,617,000	9,577	12,745	119,676
Industrial	SF	9,570,000	6,775	7,082	58,980
<b>Total</b>			<b>19,356</b>	<b>22,795</b>	<b>218,478</b>

**Table 3. 2005 AUAR Scenario 3 – Residential Emphasis**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Rural Land Use	DU	43	32	43	412
Low Density Res	DU	118	88	119	1,130
Low/Med Density Res	DU	3,685	2,192	1,614	28,430
Med/High Density Res	DU	3,247	1,425	1,718	19,650
High Density Res	DU	1,566	799	971	10,524
Commercial	SF	4,141,000	7,060	9,396	88,228
Industrial	SF	5,829,000	4,127	4,313	35,924
<b>Total</b>			<b>15,723</b>	<b>18,174</b>	<b>184,298</b>

**Table 4. 2020 AUAR Update Scenario 1 – City 2040 Comprehensive Plan**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Low Density Res	DU	2,335	1,728	2,312	22,042
Med Density Res	DU	1,675	687	838	11,089
High Density Res	DU	678	312	380	4,963
Commercial	SF	5,085,000	3,865	4,831	67,936
Industrial	SF	12,817,000	5,127	4,999	41,014
<b>Total</b>			<b>11,718</b>	<b>13,358</b>	<b>147,044</b>

**Table 5. 2020 AUAR Update Scenario 2**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Low Density Res	DU	2,283	1,689	2,260	21,552
Med Density Res	DU	1,977	811	989	13,088
High Density Res	DU	3,143	1,446	1,760	23,007
Commercial	SF	5,307,000	4,033	5,042	77,270
Industrial	SF	10,054,000	4,022	3,921	32,173
<b>Total</b>			<b>12,001</b>	<b>13,971</b>	<b>167,089</b>

**Table 6. 2020 AUAR Update Scenario 3 — City 2030 Comprehensive Plan**

Land Use	Unit	Size	AM Peak	PM Peak	ADT
Low Density Res	DU	190	140	188	1,794
Med Density Res	DU	1,991	816	996	13,180
High Density Res	DU	273	126	153	1,998
Commercial	SF	3,229,000	2,454	3,068	47,014
Industrial	SF	10,128,000	4,051	3,950	32,410
<b>Total</b>			<b>7,588</b>	<b>8,354</b>	<b>96,396</b>

Comparing the land use scenarios shows that the future traffic generated with the 2020 updated land uses will be less than that from the original AUAR. The percent reduction in traffic generation is shown below in **Table 7**.

**Table 7. Scenario Comparison**

2005 Scenario	2020 Updated Scenario	AM Peak % Reduction	PM Peak % Reduction	ADT % Reduction
Scenario 1	Scenario 1	21%	23%	1%
Scenario 2	Scenario 2	61%	63%	31%
Scenario 3	Scenario 2	31%	30%	10%
Scenario 1	Scenario 3	86%	97%	53%

### **Traffic Analysis**

The Transportation Study completed as part of the original AUAR analyzed the effects the land use scenarios had on the local and regional roadway systems. The analysis was based on existing traffic counts at the time and the Anoka County version of the Metropolitan Council's Travel Demand Forecasting Model.

The Traffic analysis focused on the operation of the primary roadways and their intersections during the peak travel periods (a.m. and p.m. peak hours), which is typically the time when the most severe traffic congestion is incurred. The results found that mitigation improvements would be required for each Scenario for the transportation system to operate at acceptable levels.

Based on the analysis a Mitigation Plan was developed. Mitigation included adding new roadway connections, intersection control, turn lanes and widening roads as necessary as development occurs throughout the area. The improvements were intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs.

As part of the 2020 Update, traffic forecasts were revised for 2040 and Post 2040 with the Cities *"Draft 2040 Transportation Plan"*. The forecasts assumed a roadway network consistent with the AUAR mitigation improvements. Since the 2020 Update, the 2040 Comprehensive Plan has been finalized, and a few forecasts were slightly modified. **Figure 1** shows the forecasted 2040 and Post 2040 (Full Build) Average Daily Traffic volumes with the future roadway network.

Based on the comparison of the forecasted traffic generation from the AUAR area and the forecasted 2040 traffic volumes, the traffic analysis conducted, and Mitigation Plan recommended with the 2005 AUAR and the 2010, 2015, and 2020 updates remain valid for this AUAR Update.

### **Review and Update of the Mitigation Plan**

The table below provides the mitigation plan for Transportation. These mitigation measures have been reviewed and revised as needed for this AUAR Update.

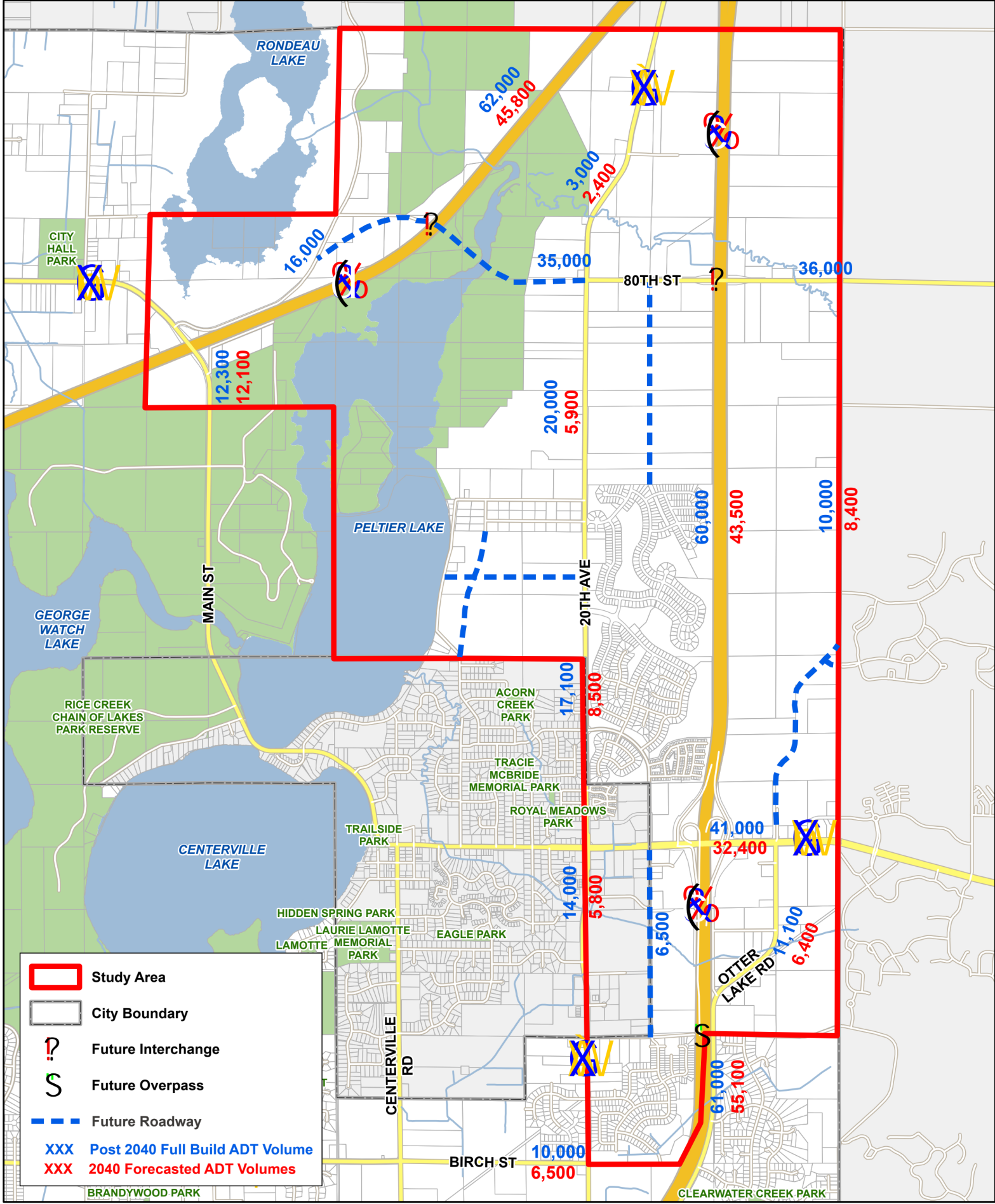
**Table 7. Transportation**

Item No.	Mitigation Description	Update
21.1	Create a monitoring program that closely evaluates traffic impacts from proposed developments within the AUAR area.	Traffic Impact Studies are required for proposed developments showing the impact on the transportation system and consistency with the AUAR.
21.2	<p>Implement traffic mitigation measures as development occurs within the AUAR area. Specific mitigation measures for the three development scenarios are discussed in Item 21 and depicted on Figures 21-8, 21-9, and 21-10. These mitigation measures improve overall traffic operations for the respective development scenarios. The improvements are intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs that are identified within the AUAR area. Primary improvements, regardless of land use scenario, include:</p> <p>21.2.1 Develop frontage road system in compliance with local, county and state access management guidelines to serve local and regional traffic.</p> <p>21.2.2 Work with appropriate road authorities to reconstruct and provide additional capacity for CSAH 14.</p> <p>21.2.3 Work with appropriate road authorities to construct Northerly Bypass with new interchanges at I-35W and I-35E (80th Street East) to improve traffic operations and access to and within the AUAR area. As recommended by FHWA and Mn/DOT, a phasing plan should be established to construct each piece of the Northerly Connector as it becomes necessary to maintain the serviceability of the transportation system.</p>	<p>CSAH 14 improvements were completed in 2009 and noted in the 2010 AUAR Update</p> <p>CSAH 54 with CSAH 14 (formerly CSAH 21) 20<sup>th</sup> Avenue North intersection improvements were completed and noted in the 2010 AUAR Update.</p> <p>I-35E Interchange reconstruction was completed in 2011. This mitigation measure is complete.</p>

Item No.	Mitigation Description	Update
	<p><b><u>Phase Improvement</u></b></p> <ol style="list-style-type: none"> <li>1. <del>CSAH 14, I-35W to I-35E (funded and programmed for construction)</del></li> <li>2. <del>CSAH 14, I-35E Interchange</del></li> <li>3. CR 140 (80<sup>th</sup> Street)/I-35E Interchange</li> <li>4. CSAH 14 across Peltier Lake (Northerly Bypass/Connector)</li> <li>5. CSAH 14/I-35W Interchange</li> </ol> <p>As part of these improvements, the following steps should be taken as the opportunity is presented:</p> <ul style="list-style-type: none"> <li>▪ Inclusion of the northerly bypass and proposed interchanges in future transportation and comprehensive plans</li> <li>▪ Coordination with Anoka County regarding the proposed Northerly Bypass alignment through Rice Creek Park Reserve.</li> <li>▪ Preservation of right of way through official mapping or other process</li> <li>▪ Right of way dedication through the platting process</li> </ul>	
21.3	Require a traffic impact analysis for all development projects within the AUAR area. The traffic impact analysis will assist the City and other road authorities in determining the appropriate mitigation measures that are required to mitigate impacts of a specific development proposal.	This mitigation measure is ongoing.
21.4	Work with appropriate road authorities to mitigate the impact of the additional traffic on the on the regional system, specifically Interstates 35W and 35E, by reconstructing each to provide a six-lane cross-section consistent with the recommendations outlined in the I-35 IRC. It should be noted that it was determined that an expansion will be necessary even without the development scenarios used in this analysis. As the interstates serve a much larger area, the projected growth of the entire Twin Cities region should warrant expansion by the year 2030.	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
21.5	Prioritize alternative travel modes within the AUAR study area and require project proposers to address alternative travel modes (e.g., buses, bicyclists, and pedestrians) by identifying appropriate accommodations.	This mitigation measure is ongoing.
21.6	Consider the need for additional infrastructure improvements (see item #21.2) in future updates or amendments to the Comprehensive Plan. Submit the plan update to the appropriate agencies (i.e., FHWA, MnDOT, Met Council, etc.).	This mitigation measure is ongoing.
21.7	Require project proposers to follow all appropriate guidelines and policies related to traffic nose and noise walls.	This mitigation measure is ongoing.
21.8	Require that site plans for each of the developments include measures such as appropriate setback distances, earthen berms, noise walls, and appropriate site design to reduce the impact of traffic noise to residential areas.	This mitigation measure is ongoing.
21.9	Continue to require the implementation of the conditions of approval for the Eagle Brook Church relating to mitigating traffic impacts.	This mitigation measure is ongoing.
21.10	Achieve effective traffic operations within the city by requiring that site plans make use of access management practices to promote safe, effective traffic flow.	This mitigation measure is ongoing.
21.11	Require project proposers to follow the Anoka County Highway Department Development Review Process Manual (updated August 2014).	This mitigation measure is ongoing and has been updated to reflect the newest manual.
21.12	Continue to coordinate capital improvement programming with applicable transportation authorities.	This mitigation measure is ongoing.
21.13	Requires project proposer to contact Metro Transit if development within the area impacts Metro Transit Route 275	This mitigation measure is ongoing.





**Figure 1 - Transportation**  
I-35 Corridor AUAR Project  
Lino Lakes, MN



**Appendix F**  
Climate Adaptation and Resilience Memo



## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes  
From: Tim Paquin, WSB  
Date: June 3, 2025  
Re: Climate Adaptation and Resilience – I-35 Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

---

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. Each assumed no change in the proposed development land use scenarios and included discussion of mitigation improvements that had been completed at the time. Since the 2020 update, the City has adopted its 2040 Comprehensive Plan. This AUAR Update reviews two scenarios.

The information and analysis outlined within this memo is intended to complete a portion of the AUAR Update related to Item # 6 – Climate Adaptation and Resilience related to revising of the two scenarios. This memo is intended to update the climate analysis provided in the original AUAR where applicable.

### CLIMATE ADAPTATION AND RESILIENCE

*Describe the climate trends in the general location of the project (see guidance: Climate Adaptation and Resilience) and how climate change is anticipated to affect that location during the life of the project*

For the general project location, trends in precipitation, temperature, flood risk, and cooling degree days have been analyzed and described below. Some of the climate projections summarized below use Representative Concentration Pathways (RCPs), which are greenhouse gas concentration scenarios used by the Intergovernmental Panel on Climate Change.<sup>1</sup>

## **Precipitation**

According to the Minnesota Climate Explorer, the historic average precipitation level in Anoka County between 2000 and 2024 was 31.04 inches with the lowest range in 2021 (21.94 inches) and the highest average in 2002 (41.01 inches).<sup>2</sup> Average annual precipitation in Anoka County from 2040-2059 is projected to be 32.79 inches under RCP 4.5. From 2080-2099, average annual precipitation is projected to be 33.62 inches under RCP 4.5 and 35.87 inches under RCP 8.5.

## **Temperature**

According to the Minnesota Climate Explorer, the historic average temperature in Anoka County between 2000 and 2024 was approximately 45.14°F with the lowest average in 2014 (40.93°F) and the highest average in 2012 (48.39°F). The average annual temperature in Anoka County is projected to increase to 48.42°F from 2040 to 2059 under RCP 4.5 (intermediate emissions pathway). In 2080-2099, average annual temperature is projected to further increase to 50.84°F and 54.58°F under RCP 4.5 and 8.5 (high emissions pathway), respectively.

## **Urban Heat Island**

Surfaces and structures such as roads, parking lots, and buildings absorb and re-emit more heat from the sun than natural landscapes. This can significantly raise air temperature and overall extreme heat vulnerability in urban areas where there are dense concentrations of these surfaces. This is referred to as urban heat island effect. According to the Metropolitan Council's Extreme Heat Map Tool, the AUAR study area is located in an area of medium heat vulnerability in the less developed areas and high heat vulnerability in areas with more development.<sup>3</sup>

## **Flood Risk**

Climate change can exacerbate the frequency and intensity of extreme rainfall events and associated flooding in some locations. According to the FEMA National Flood Hazard Layer, a tool that identifies current effective flood hazard data, the majority of the study area has a

---

<sup>1</sup> RCP 4.5 is an intermediate scenario in which emissions decline after peaking around 2040, and RCP 8.5 is a worst-case scenario in which emissions continue to rise through the 21st century. Climate Explorer Metadata available at: <https://www.dnr.state.mn.us/climate/climate-explorer-metadata.html>

<sup>2</sup> Available at: <https://arcgis.dnr.state.mn.us/climateexplorer/main/historical>

<sup>3</sup> Available at: <https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/CVA/Tools-Resources.aspx>

minimal risk of flooding despite increases in extreme rainfall events.<sup>4</sup> However, special flood hazard areas were identified near water bodies and waterways where flooding has an increased chance of occurring. Development within special flood hazard areas is required to follow FEMA permitting requirements.

### **Cooling Degree Days**

Degree days are based on the assumption that when the outside temperature is 65°F, heating or cooling is not needed to be comfortable, as defined by the National Weather Service. Degree days are the difference between the daily temperature mean and 65°F. If the temperature is above 65°F, 65 is subtracted from the mean and the result is the cooling degree days. For example, if the mean temperature over a 24-hour period is 70°F, then there have been 5 cooling degree days.<sup>5</sup> Cooling degree days are used as a proxy to estimate cooling needs for buildings. According to Heat Vulnerability in Minnesota, the number of cooling days in 2019 for Anoka County was 379. The number of cooling days in 2050 for Anoka County is projected to be 453 and 598 for RCP 4.5 and 8.5, respectively.<sup>6</sup>

---

<sup>4</sup> Available at: [Flood Data Viewers and Geospatial Data | FEMA.gov](https://www.fema.gov/flood-data-viewers-and-geospatial-data)

<sup>5</sup> Available at: [https://www.weather.gov/key/climate\\_heat\\_cool](https://www.weather.gov/key/climate_heat_cool)

<sup>6</sup> Available at: [https://maps.umn.edu/climatehealthtool/heat\\_app/](https://maps.umn.edu/climatehealthtool/heat_app/)

*For each Resource Category in the table below: Describe how the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified Table 1.*

*Table 1 - Climate Considerations*

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
<b>Project Design</b>	Aspects of building architecture/materials choices and site design may impact urban heat island conditions in the surrounding area, including changing climate zones, temperature trends, and potential for extended heat waves.	<p>In the coming decades, the location of the study area is anticipated to experience:</p> <ul style="list-style-type: none"> <li>• Increased annual precipitation and more frequent heavy rainfall events</li> <li>• Increased annual temperatures</li> <li>• Increased freeze thaw cycles</li> <li>• Medium to high urban heat island effect</li> </ul>	<ul style="list-style-type: none"> <li>• Buildings could be constructed with rooftop-ready infrastructure for green roofs or solar power generation</li> <li>• Building shells could be energy efficient</li> <li>• Proposed climate smart tree plantings and landscaping will reduce runoff and mitigate urban heat island effect.</li> <li>• Developer should consider climate adapted vegetation to mitigate impacts of drought and large rain events.</li> </ul>

<b>Land Use</b>	No critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed.	Portions of the proposed development may experience flooding during extreme rain events.	<ul style="list-style-type: none"> <li>• Design of the site and stormwater management facilities will be completed to reduce the risk of flooding in the AUAR study area.</li> <li>• Buildings will be set at elevations to maintain clearance above flood elevations per Lino Lakes City code.</li> <li>• Infiltration areas may be used and would improve water quality and stormwater runoff in the project vicinity.</li> </ul>
<b>Water Resources</b>	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence water resources.	Water resources in the general project area may become warmer, more polluted, and change in volume due to increased temperatures and runoff. There may be more evaporation and water available when it rains leading to an increase in the flood potential. It is projected that there will be more severe storm events with high, intense rain amounts which will require drainage systems to be adequately maintained to accommodate for the increase in water volume.	<ul style="list-style-type: none"> <li>• Developer will consider using native plants and perennials for landscaping and stormwater features will absorb water and reduce the water demand for irrigation. The MPCA's Updated <a href="#">Plants for Stormwater Design</a> is a recommend resource for native plant selection.</li> <li>• Stormwater BMPs will be designed to weather a 100-year storm event in accordance with City/ Watershed requirements as the property is developed.</li> <li>• Developments occurring within special flood hazard areas will need to follow FEMA permitting requirements</li> </ul>

			<ul style="list-style-type: none"> <li>Developer will consider chlorine management plan to minimize impacts of increased freeze and thaw cycles on water resources</li> </ul>
<b>Contamination/ Hazardous Materials/Wastes</b>	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/use/storage of hazardous waste and materials.	The proposed development is not anticipated to generate hazardous waste or materials.	Not applicable.
<b>Fish, wildlife, plant communities, and sensitive ecological resources (rare features)</b>	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the local species and suitable habitat.	Suitable habitat for species may become unsuitable due to land use changes, increased temperature, and runoff.	<ul style="list-style-type: none"> <li>Native plantings and stormwater BMPs will provide suitable habitat for small mammals, insects, and bird species that currently utilize the existing developed area.</li> </ul>

**Appendix G**  
Contamination Review Memo

## Memorandum

To: Michael Grochala, City of Lino Lakes

From: Ryan Spencer, WSB  
Roxy Robertson, WSB

Date: April 2, 2025

Re: Desktop Contamination Review – I-35 Corridor AUAR  
Lino Lakes, Minnesota  
WSB Project No. 027919-000

---

## Introduction

WSB reviewed public database information to identify sites that pose a contamination risk to the Lino Lakes I-35 Corridor located in Lino Lakes, Minnesota (the Study Area). A map showing the Study Area is included as **Figure 1**. The following online databases were reviewed on February 6, 2025, as part of this desktop contamination review:

- Minnesota Pollution Control Agency (MPCA) "What's in My Neighborhood?" website
- Minnesota Department of Agriculture (MDA) "What's in My Neighborhood?" website

This desktop contamination review is not intended to replace a Phase I Environmental Site Assessment (ESA) performed by ASTM Standard E1527-21. WSB did not verify the database information for accuracy. Therefore, further environmental review is recommended prior to performing any follow-up investigation work (e.g. subsurface borings) to verify What's in My Neighborhood (WIMN) source information. Based on this desktop review, the following pertinent contamination information is provided:

## Study Area Sites

Seventy two (72) sites were identified within the Study Area (see **Figure 2**). Many of the sites were included on multiple databases listings, however, not all listings indicate the presence of contamination. The following Study Area listings indicate the presence of contamination:

Site 3 – Private Residence, 8196 20th Avenue, Lino Lakes, MN

- Brownfields BF0002193: The site was enrolled into the Petroleum Brownfields (PB) Program in 2022. Brownfields are potentially contaminated sites where the MPCA is assisting with environmental investigations and/or redevelopment activities. The status is listed as active.

Site 32 – Eagle Trucking Inc, 7087 20<sup>th</sup> Avenue, Centerville, MN

- Leak Site LS0013133: The identified leak was discovered in 1999, consisted of diesel, and was issued site closure by the MPCA in 2000. Site closure does not mean that the site is free of contamination.



Site 41 – Lakes 1 Stop, 7090 21<sup>st</sup> Avenue South, Centerville, MN

- Leak Site LS0013380: The identified leak was discovered in 2000, consisted of gasoline, and was issued site closure by the MPCA in 2003.

Site 62 – Acton Construction, 2209 Phelps Road, Lino Lakes, MN

- Leak Site LS0001284: The identified leak was discovered in 1989, consisted of fuel oil #1 & #2 and lead gasoline, impacted groundwater, and was issued site closure by the MPCA in 1992.
- Brownfields VP3340: The site entered the Brownfields Voluntary Investigation and Cleanup (VIC) Program from 1992 to 1997.
- Brownfields BF0001207: A second VIC listing associated with Site 62 was listed as active from June 2019 to December 2019.

Site 85 – Rehbein Shop/Office, 6805 20<sup>th</sup> Avenue South, Centerville, MN

- Leak Site LS0015707: The identified leak was discovered in 2003, consisted of diesel, did not impact groundwater, and was issued site closure by the MPCA in 2006.

### Adjacent Sites

Nine (9) sites were identified adjacent to the Study Area (see **Figure 2**). Many of the sites were included on multiple database listings, however, not all listings indicate the presence of contamination. The following adjacent site listings indicate the presence of contamination:

Site 31 – Corner Express, 1990 Main Street, Centerville, MN

- Leak Site LS0018115: The identified leak was discovered in 2010, consisted of unleaded gasoline, impacted groundwater, and was issued site closure by the MPCA in 2011.
- Leak Site LS0020747: The identified leak was discovered in June 2018, consisted of gasoline, and was issued site closure by the MPCA in August 2018.

Site 70 – Jim Stevens Construction, 7007 20<sup>th</sup> Avenue, Centerville, MN

- Leak Site LS0009694: The identified leak was discovered in 1996, consisted of diesel and gasoline, impacted groundwater, and was issued site closure by the MPCA in 1998.

Site 81 – Lino Lakes Well #4, 6786 Clearwater Creek Dr, Centerville, MN

- Leak Site LS0014107: The identified leak was discovered in 2000, consisted of (unknown), did not impact groundwater, and was issued site closure by the MPCA in 2003.

### Surrounding Area Sites (Within 500 Feet)

Nine (9) sites were identified in the surrounding area (within 500 feet) of the Study Area (see **Figure 2**). Many of the sites were included on multiple databases, however, not all listings indicate the presence of contamination. The following surrounding area site listing indicates the presence of contamination:

Site 7 – Hugo 30 Acres, 4330 170<sup>th</sup> Street North, Hugo, MN

- Brownfields PB4670: The site entered the PB Program from September 2014 to December 2014.
- Brownfields VP31840: A second VIC listing associated with Site 20 was listed as active from September 2014 to January 2015.

## Conclusion

Multiple sites were identified during this desktop contamination review that pose a contamination risk to the Study Area. These sites include:

- Study Area Sites
  - Sites 3, 32, 41, 62, and 85
- Adjacent Sites
  - Sites 31, 70, and 81
- Surrounding Area Sites (Within 500 Ft.)
  - Site 7

Prior to redevelopment in the vicinity of the above listed sites, it is recommended that a subsurface environmental investigation is completed to determine if contaminated soil and/or groundwater will be encountered during redevelopment. Further, a Response Action Plan / Construction Contingency Plan (RAP/CCP) should be in place prior to disturbance near the above listed sites to ensure all contaminated materials (if encountered) are managed in accordance with local, state, and federal regulations.

If you have any questions or need additional information, please contact Ryan Spencer at 763-231-3644 or [rspencer@wsbeng.com](mailto:rspencer@wsbeng.com).

## Enclosures:

Figure 1 – Study Area

Figure 2 – MPCA/MDA What's in My Neighborhood Search Results



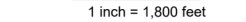






Contamination Review

City of Lino Lakes, Minnesota





## **Appendix H**

### IPAC and DNR Information



# United States Department of the Interior

FISH AND WILDLIFE SERVICE  
Minnesota-Wisconsin Ecological Services Field Office  
3815 American Blvd East  
Bloomington, MN 55425-1659  
Phone: (952) 858-0793



In Reply Refer To:  
Project Code: 2025-0075798  
Project Name: I35 E AUAR Update

03/28/2025 18:21:18 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

## To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

### Threatened and Endangered Species

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

### Consultation Technical Assistance

Please refer to our [Section 7 website](#) for guidance and technical assistance, including [step-by-step instructions](#) for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A [demonstration video](#) showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of “no effect” or “may affect, not likely to adversely affect.” In each case, the Service has compiled and analyzed the best available information on the species’ biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a “Not Likely to Adversely Affect” (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a “May Affect” determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for “May Affect” determinations unless otherwise indicated in your output letter.

**Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review.** If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

### **Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species**

1. If IPaC returns a result of “There are no listed species found within the vicinity of the project,” then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

### Northern Long-Eared Bats

Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags  $\geq 3$  inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#).

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

*If none of the above activities are proposed*, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC



species list report for your records.

*If any of the above activities are proposed*, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys help to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's [northern long-eared bat website](#).

### **Whooping Crane**

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "[Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States](#)."

### **Other Trust Resources and Activities**

*Bald and Golden Eagles* - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a [permit](#). A [nest take permit](#) is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

*Migratory Birds* - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of [recommendations that minimize potential impacts to migratory birds](#). Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

*Communication Towers* - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

*Transmission Lines* - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

*Wind Energy* - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

### **State Department of Natural Resources Coordination**

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

#### *Minnesota*

[Minnesota Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us)

#### *Wisconsin*

[Wisconsin Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: [DNRERReview@wi.gov](mailto:DNRERReview@wi.gov)

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## **OFFICIAL SPECIES LIST**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

### **Minnesota-Wisconsin Ecological Services Field Office**

3815 American Blvd East

Bloomington, MN 55425-1659

(952) 858-0793

## PROJECT SUMMARY

Project Code: 2025-0075798

Project Name: I35 E AUAR Update

Project Type: Land Management Plans - NWR

Project Description: The City of Lino Lakes adopted the I-35E Corridor AUAR and in conformance with Minnesota Rules 4410 in 2005. Pursuant to Minnesota Rules 4410.3610 Subp. 7, for the AUAR to remain valid as the environmental review document for the area, the document needs to be updated every five years until all development in the study area has received final approval. Since undeveloped areas still remain in the study area and the AUAR will expire in 2025, the purpose of this document is to update the AUAR pursuant to Minnesota Rules

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@45.178302200000005,-93.04079016887556,14z>



Counties: Anoka County, Minnesota

## ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## MAMMALS

NAME	STATUS
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10515">https://ecos.fws.gov/ecp/species/10515</a>	Proposed Endangered

## BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/758">https://ecos.fws.gov/ecp/species/758</a>	Experimental Population, Non- Essential

## CLAMS

NAME	STATUS
Salamander Mussel <i>Simpsonaias ambigua</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/6208">https://ecos.fws.gov/ecp/species/6208</a>	Proposed Endangered

## INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Proposed Threatened
Rusty Patched Bumble Bee <i>Bombus affinis</i> There is <b>proposed</b> critical habitat for this species. Your location does not overlap the critical habitat. Species profile: <a href="https://ecos.fws.gov/ecp/species/9383">https://ecos.fws.gov/ecp/species/9383</a> General project design guidelines: <a href="https://ipac.ecosphere.fws.gov/project/L4O2XUU4V5GSDHQKYBKW6BB3YY/documents/generated/5967.pdf">https://ipac.ecosphere.fws.gov/project/L4O2XUU4V5GSDHQKYBKW6BB3YY/documents/generated/5967.pdf</a>	Endangered
Western Regal Fritillary <i>Argynnis idalia occidentalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/12017">https://ecos.fws.gov/ecp/species/12017</a>	Proposed Threatened

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act <sup>2</sup> and the Migratory Bird Treaty Act (MBTA) <sup>1</sup>. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

### Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

### Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
<b>Golden Eagle <i>Aquila chrysaetos</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds elsewhere

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read ["Supplemental Information on Migratory Birds and Eagles"](#), specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

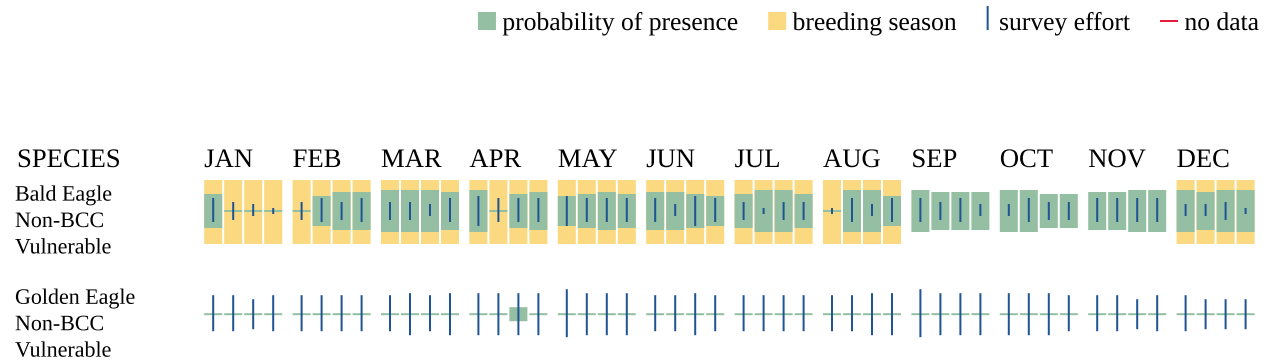
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) <sup>1</sup> prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service). The incidental take of migratory birds is the injury or death of birds that results from, but is not the purpose, of an activity. The Service interprets the MBTA to prohibit incidental take.

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.



NAME	BREEDING SEASON
<b>American Golden-plover <i>Pluvialis dominica</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/10561">https://ecos.fws.gov/ecp/species/10561</a>	Breeds elsewhere
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Dec 1 to Aug 31
<b>Black Tern <i>Chlidonias niger surinamenis</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3093">https://ecos.fws.gov/ecp/species/3093</a>	Breeds May 15 to Aug 20
<b>Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a>	Breeds May 15 to Oct 10
<b>Bobolink <i>Dolichonyx oryzivorus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9454">https://ecos.fws.gov/ecp/species/9454</a>	Breeds May 20 to Jul 31
<b>Canada Warbler <i>Cardellina canadensis</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9643">https://ecos.fws.gov/ecp/species/9643</a>	Breeds May 20 to Aug 10
<b>Chimney Swift <i>Chaetura pelagica</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25
<b>Golden Eagle <i>Aquila chrysaetos</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1680">https://ecos.fws.gov/ecp/species/1680</a>	Breeds elsewhere
<b>Golden-winged Warbler <i>Vermivora chrysoptera</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/8745">https://ecos.fws.gov/ecp/species/8745</a>	Breeds May 1 to Jul 20
<b>Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/8329">https://ecos.fws.gov/ecp/species/8329</a>	Breeds Jun 1 to Aug 20

NAME	BREEDING SEASON
<b>Henslow's Sparrow <i>Centronyx henslowii</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3941">https://ecos.fws.gov/ecp/species/3941</a>	Breeds May 1 to Aug 31
<b>Le Conte's Sparrow <i>Ammospiza leconteii</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9469">https://ecos.fws.gov/ecp/species/9469</a>	Breeds Jun 1 to Aug 15
<b>Lesser Yellowlegs <i>Tringa flavipes</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Long-eared Owl <i>asio otus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/3631">https://ecos.fws.gov/ecp/species/3631</a>	Breeds Mar 1 to Jul 15
<b>Marbled Godwit <i>Limosa fedoa</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9481">https://ecos.fws.gov/ecp/species/9481</a>	Breeds May 1 to Jul 31
<b>Pectoral Sandpiper <i>Calidris melanotos</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9561">https://ecos.fws.gov/ecp/species/9561</a>	Breeds elsewhere
<b>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9398">https://ecos.fws.gov/ecp/species/9398</a>	Breeds May 10 to Sep 10
<b>Ruddy Turnstone <i>Arenaria interpres morinella</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/10633">https://ecos.fws.gov/ecp/species/10633</a>	Breeds elsewhere
<b>Rusty Blackbird <i>Euphagus carolinus</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9478">https://ecos.fws.gov/ecp/species/9478</a>	Breeds elsewhere
<b>Semipalmated Sandpiper <i>Calidris pusilla</i></b> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9603">https://ecos.fws.gov/ecp/species/9603</a>	Breeds elsewhere

NAME	BREEDING SEASON
<b>Short-billed Dowitcher <i>Limnodromus griseus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9480">https://ecos.fws.gov/ecp/species/9480</a>	Breeds elsewhere
<b>Western Grebe <i>aechmophorus occidentalis</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/6743">https://ecos.fws.gov/ecp/species/6743</a>	Breeds Jun 1 to Aug 31
<b>Wood Thrush <i>Hylocichla mustelina</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9431">https://ecos.fws.gov/ecp/species/9431</a>	Breeds May 10 to Aug 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

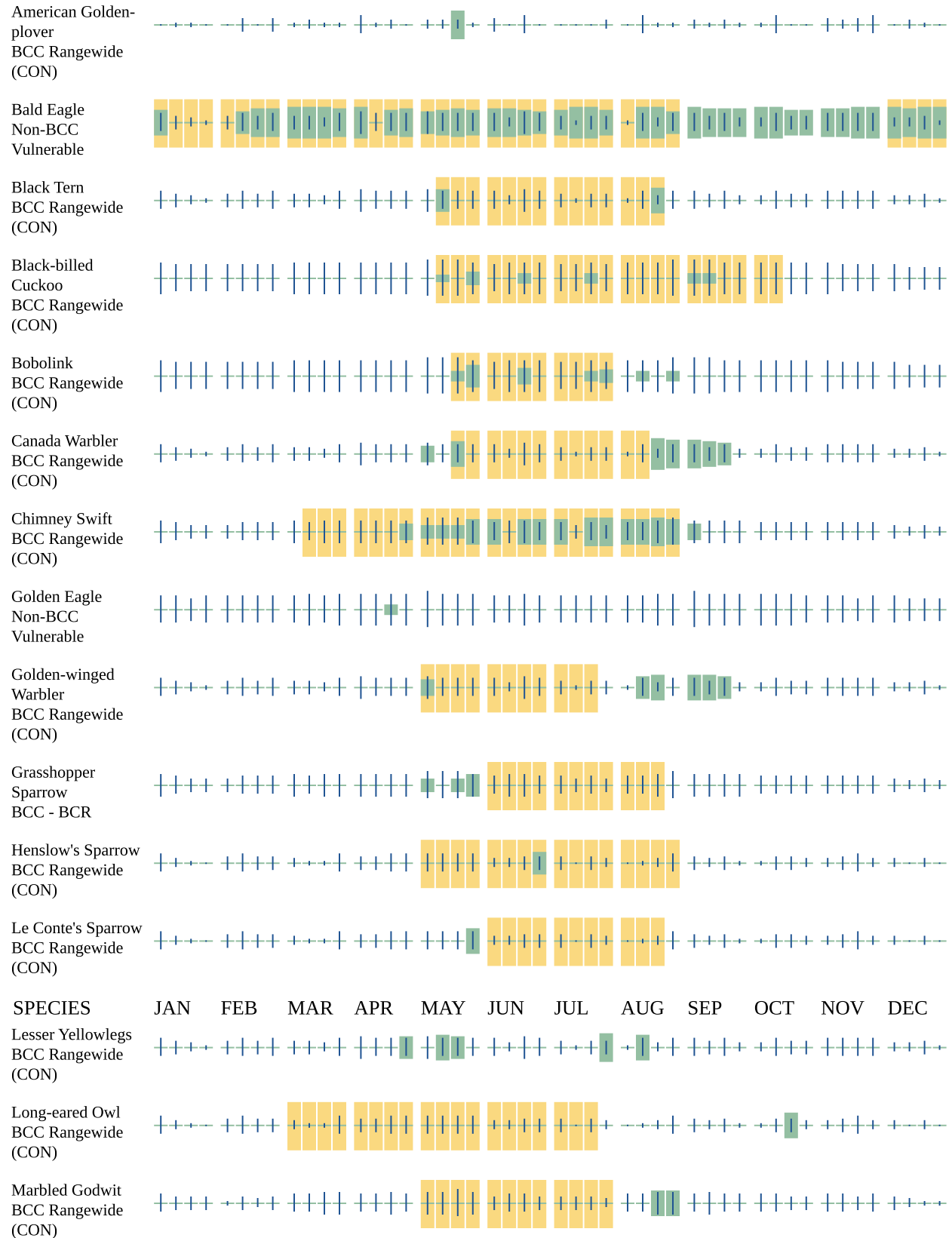
Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

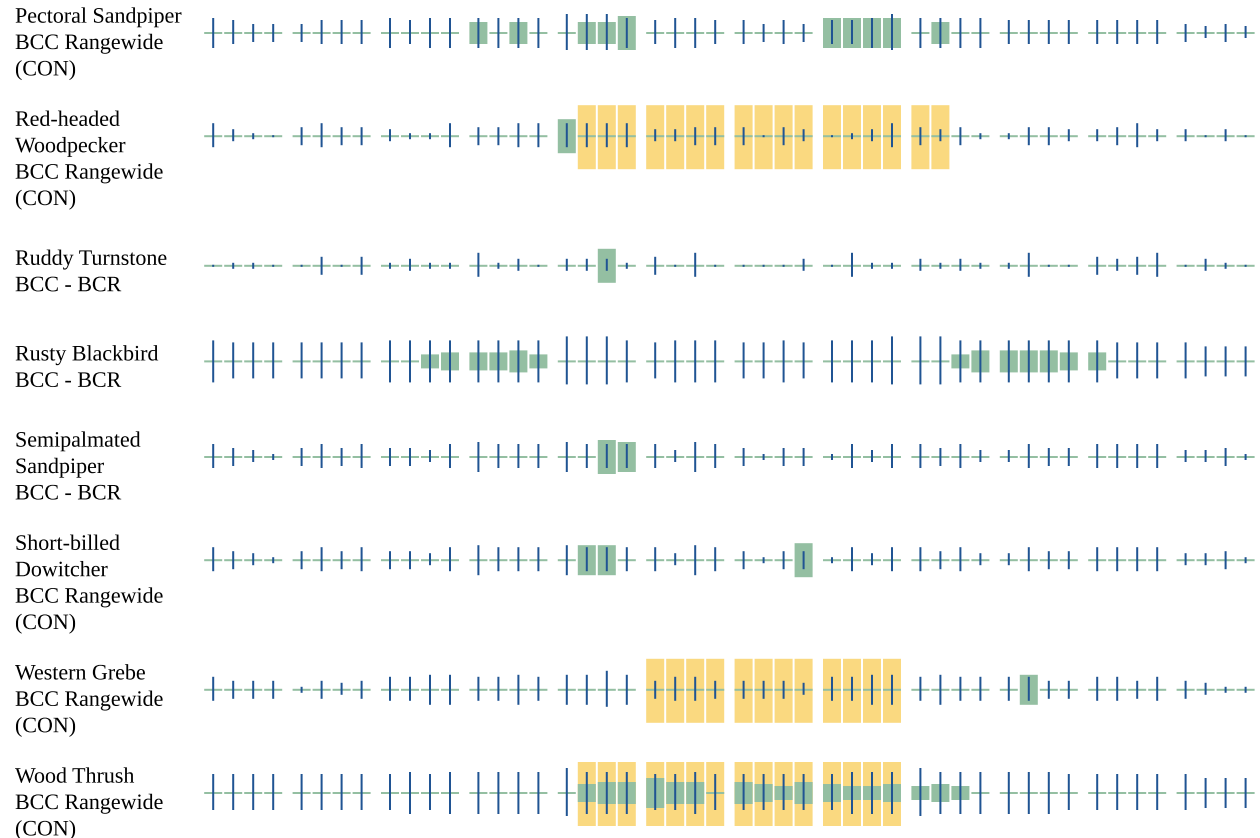
### No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence   ■ breeding season   | survey effort   — no data

SPECIES   JAN   FEB   MAR   APR   MAY   JUN   JUL   AUG   SEP   OCT   NOV   DEC





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

## FRESHWATER EMERGENT WETLAND

- PEM1Af
- PEM1Fx
- PEM1Cx
- PEM1C
- PEM1Cd
- PEM1A
- PEM1F
- PEM1Ad

## LAKE

- L1UBH
- L2UBH
- L2ABH

## FRESHWATER POND

- PUBFx
- PUBH
- PABHx
- PABH
- PUBF
- PUBHx

## RIVERINE

- R4SBC
- R5UBH
- R2UBH
- R2UBFx
- R5UBFx

## FRESHWATER FORESTED/SHRUB WETLAND

- PFO2Dg
- PSS1C
- PFO1/EM1A
- PFO1A
- PSS1/EM1C
- PFO1Ad
- PSS1A
- PFO1/SS1C
- PSS1/EM1Cd

- PSS3Dg
- PSS1/EM1A

## IPAC USER CONTACT INFORMATION

Agency: Private Entity  
Name: Chaldelia Browne  
Address: 701 Xenia Ave S  
Address Line 2: Unit 300  
City: Golden Valley  
State: MN  
Zip: 55416  
Email: cbrowne@wsbeng.com  
Phone: 6123942395





## Formal Natural Heritage Review - Cover Page

See next page for results of review. A draft watermark means the project details have not been finalized and the results are not official.

**Project Name:** I-35E Corridor AUAR Update

**Project Proposer:** City of Lino Lakes

**Project Type:** Development, Mixed Use

**Project Type Activities:** Other

**TRS:** T31 R22 S1, T31 R22 S10, T31 R22 S11, T31 R22 S12, T31 R22 S13, T31 R22 S14, T31 R22 S15, T31 R22 S2, T31 R22 S23, T31 R22 S24, T31 R22 S25, T31 R22 S26 +

**County(s):** Anoka

**DNR Admin Region(s):** Central

**Reason Requested:** State EAW, Other

**Project Description:** This is an AUAR update that is evaluating different urban redevelopment scenarios.

**Existing Land Uses:** The existing land use includes developed areas, agricultural, wooded, wetlands, lakes, highways.

**Landcover / Habitat Impacted:** Any development would most likely occur in upland areas.

**Waterbodies Affected:** Waterbodies within the study area include: Centerville, George Watch, Peltier, Rondeau, Rice and wetland areas. Treated stormwater may be directed to these waterbodies as development occurs.

**Groundwater Resources Affected:** Future wells may be installed to provided public drinking water as developments occur.

**Previous Natural Heritage Review:** Yes, ERDB#: 20150232

**Previous Habitat Assessments / Surveys:** No

### SUMMARY OF AUTOMATED RESULTS

Category	Results	Response By Category
Project Details	No Comments	No Further Review Required
Ecologically Significant Area	Comments	Potential RNC under WCA MBS Sites - Recommendations NPCs - Recommendations
State-Listed Endangered or Threatened Species	Needs Further Review	State-protected Species - Needs Further Review
State-Listed Species of Special Concern	Comments	Recommendations
Federally Listed Species	Comments	Visit IPaC for Federal Review RPBB High Potential Zone





February 3, 2025

**Project Name:** I-35E Corridor AUAR Update

**Project Proposer:** City of Lino Lakes

**Project Type:** Development, Mixed Use

**Project ID:** MCE #2025-00105

### **AUTOMATED RESULTS: FURTHER REVIEW IS NEEDED**

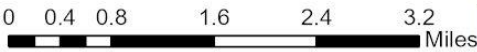
As requested, the above project has undergone an automated review for potential impacts to rare features. Based on this review, one or more rare features may be impacted by the proposed project and further review by the Natural Heritage Review Team is needed. You will receive a separate notification email when the review process is complete and the Natural Heritage Review letter has been posted.

Please refer to the table on the cover page of this report for a summary of potential impacts to rare features. For additional information or planning purposes, use the Explore Page in Minnesota Conservation Explorer to view the potentially impacted rare features or to create a Conservation Planning Report for the proposed project.

If you have additional information to help resolve the potential impacts listed in the summary results, please attach related project documentation in the Edit Details tab of the Project page. Relevant information includes, but is not limited to, additional project details, completed habitat assessments, or survey results. This additional information will be considered during the project review.

# I-35E Corridor AUAR Update

Aerial Imagery With Locator Map



 Project Boundary

Project Type: Development, Mixed Use

Project Size (acres): 4,669.93

County(s): Anoka

TRS: T31 R22 S1, T31 R22 S10, T31 R22 S11, T31 R22 S12, T31 R22 S13 +

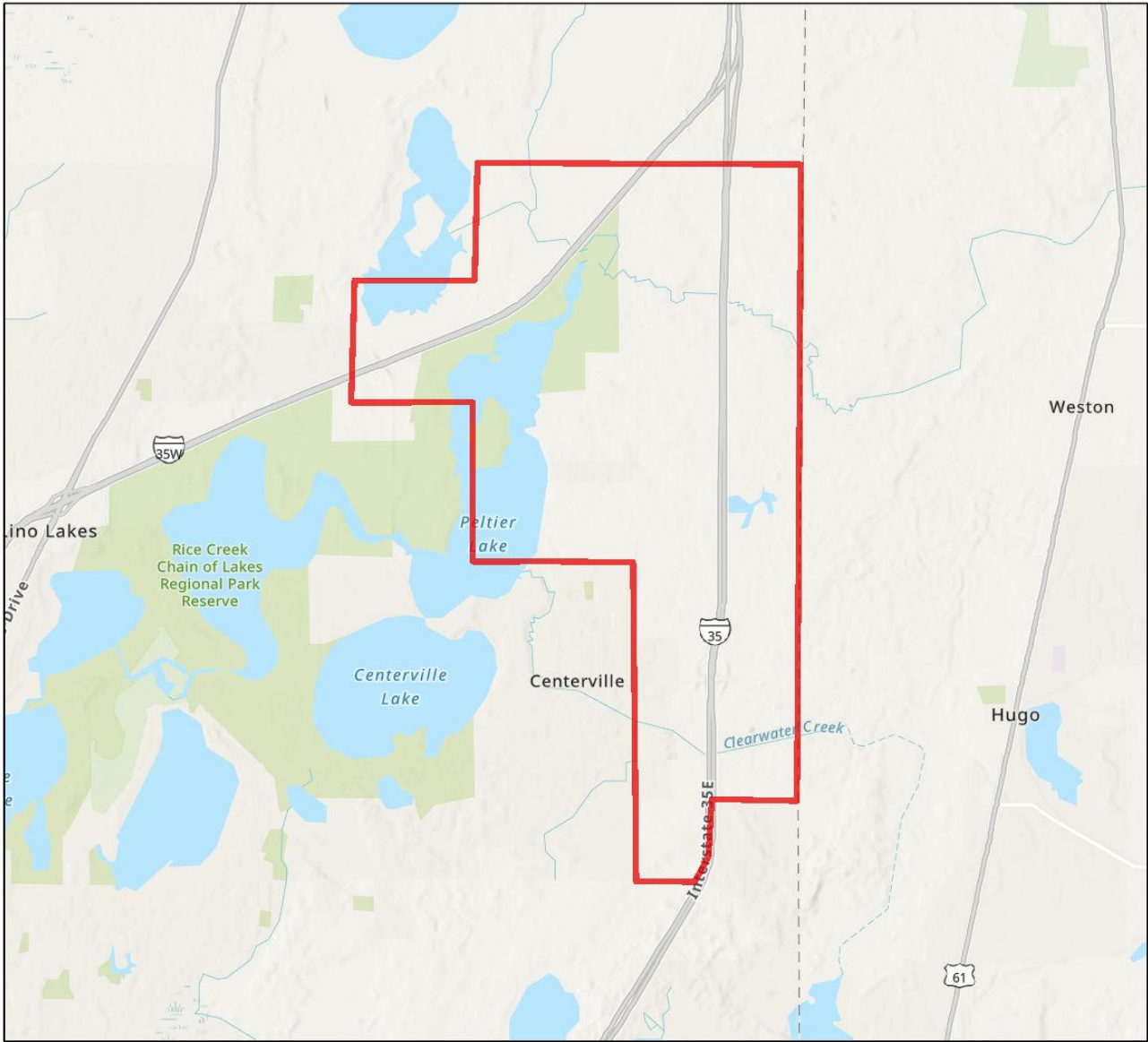
Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS  
Earthstar Geographics  
Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph,





# I-35E Corridor AUAR Update

USA Topo Basemap With Locator Map



0 0.4 0.8 1.6 2.4 3.2 Miles

Project Boundary

Project Type: Development, Mixed Use

Project Size (acres): 4,669.93

County(s): Anoka

TRS: T31 R22 S1, T31 R22 S10, T31 R22 S11, T31 R22 S12, T31 R22 S13 +

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS  
Esri, NASA, NGA, USGS  
Metropolitan Council, MetroGIS, Esri, TomTom, Garmin, SafeGraph,





Minnesota Department of Natural Resources  
Division of Ecological & Water Resources  
500 Lafayette Road, Box 25  
St. Paul, MN 55155-4025

May 9, 2025

Chaldelia Browne  
WSB & Associates, Inc.

RE: Natural Heritage Review of the proposed **I-35E Corridor AUAR Update**,  
T31N R22W Sections 1-3, 10-15, 23-26, T32N R22W Sections 34-36; Anoka County

Dear Chaldelia Browne,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00105** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

*Ecologically Significant Areas*

- The Minnesota Biological Survey (MBS) has identified several Sites of Biodiversity Significance (MBS Sites) within the project boundary. Sites of Biodiversity Significance have varying levels of native biodiversity and are ranked based on the relative significance of this biodiversity at a statewide level. Factors taken into account during the ranking process include the number of rare species documented within the site, the quality of the native plant communities in the site, the size of the site, and the context of the site within the landscape.
  - **Randean Lake Wetland** – *High* MBS Site – Sites ranked as *High* contain very good quality occurrences of the rarest species, high quality examples of the rare native plant communities, and/or important functional landscapes.
  - **Peltier Lake Wetland** and **Rice Lake Wetland** – *Moderate* MBS Sites – Sites ranked as *Moderate* contain occurrences of rare species and/or moderately disturbed native plant communities, and/or landscapes that have a strong potential for recovery.

These MBS Sites contains several DNR Native Plant Communities (NPC). NPCs are given a rank that reflects the relative rarity and endangerment of the community type in Minnesota. Ranks range from *critically imperiled* (S1) to *secure, common, widespread, and abundant* (S5). NPCs with a rank of S1, S2, or S3 are considered rare within Minnesota.

- FPs63a: Tamarack Swamp (Southern) – *imperiled* (S2)
- MRn83: Northern Mixed Cattail Marsh – *imperiled* (S2)

- FDs37: Southern Dry-Mesic Oak (Maple) Woodland – *vulnerable to extirpation* (S3)
- MHs38c: Red Oak - Sugar Maple - Basswood - (Bitternut Hickory) Forest – *vulnerable to extirpation* (S3)
- FPn73a: Alder - (Maple - Loosestrife) Swamp – *secure and abundant* (S5)
- WMn82a: Willow - Dogwood Shrub Swamp – *secure and abundant* (S5)

The DNR recommends that the project be designed to avoid impacts to these ecologically significant areas. Actions to avoid or minimize disturbance include, but are not limited to, the following recommendations:

- As much as possible, operate within already-disturbed areas.
- Avoid MBS Sites and rare NPCs (ranked S1, S2, or S3).
- Retain a buffer between proposed activities and the MBS Site.
- Conduct surveys to better document resource impact and designate areas to avoid.
- Minimize vehicular disturbance in the MBS Site (allow only vehicles/equipment necessary for construction activities).
- Do not park equipment or stockpile supplies in the MBS Site.
- Do not place spoil in the MBS Site or other sensitive areas.
- If possible, conduct the work under frozen ground conditions.
- Use effective erosion prevention and sediment control measures.
- Inspect and clean equipment prior to operation and follow recommendations to [prevent the spread of invasive species](#).
- Revegetate disturbed soil with [native species suitable to the local habitat](#) as soon after construction as possible.
- Use only weed-free mulches, topsoils, and seed mixes. Of particular concern are birdsfoot trefoil (*Lotus corniculatus*) and crown vetch (*Coronilla varia*), two invasive species that are sold commercially and are problematic in prairies and disturbed open areas.

MBS Sites of Biodiversity Significance and DNR Native Plant Communities can be viewed using the Explore page in [Minnesota Conservation Explorer](#) (MCE) or their GIS shapefiles can be downloaded from the [MN Geospatial Commons](#). Reference the [MBS Site Biodiversity Significance](#) and [Native Plant Community](#) websites for information on interpreting the data. To receive a list of MBS Sites of Biodiversity Significance and DNR Native Plant Communities in the vicinity of your project, create a Conservation Planning Report using the Explore page in MCE.

- If the Wetland Conservation Act (WCA) is applicable to this project, please note that native plant communities with a Conservation Status Rank of S1 through S3 or wetlands within *High* or *Outstanding* MBS Sites of Biodiversity Significance may qualify as Rare Natural Communities (RNC) under WCA. Minnesota Rules, part 8420.0515, subpart 3 states that a wetland replacement plan for activities that modify a RNC must be denied if the local government unit determines the proposed activities will permanently adversely affect the RNC. If the proposed project includes a wetland replacement plan under WCA, please contact your [DNR Regional Ecologist](#) for further evaluation. Please visit [WCA Program Guidance and Information](#) for additional information, including the [RNC Technical Guidance](#).

### State-listed Species

- [Butternut](#) (*Juglans cinerea*), a state-listed endangered tree species, have been documented within the proposed project area. This species occurs in mesic hardwood forests with loamy or alluvial soils or in sandy soil if the water table is relatively near the surface. It is perhaps most common on river terraces elevated several feet or more above the active floodplain, where it is protected from siltation and flood scouring. This species is susceptible to a lethal fungal disease called butternut canker (*Sirococcus clavigignenti-juglandacearum*). Nearly all of Minnesota's butternuts are dead or dying from the fungus, triggering the protected status of this tree within the state. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. As this species has been documented in the proposed project area, **a qualified surveyor will need to (1) resurvey known occurrences and (2) conduct a habitat assessment to determine if suitable habitat exists within the activity impact area and, if so, conduct a rare plant survey of any trees in the proposed project area that are proposed to be removed.**

Surveys must be conducted by a qualified surveyor and follow the standards contained in the [Rare Species Survey Process](#) and [Rare Plant Guidance](#). Visit the [Natural Heritage Review](#) page for a list of certified surveyors and more information on this process. Survey proposals should be submitted to [Reports.NHIS@state.mn.us](mailto:Reports.NHIS@state.mn.us) prior to initiating survey work. Project planning should take into account that any botanical survey needs to be conducted during the appropriate time of the year, which may be limited. Please consult [Review.NHIS@state.mn.us](mailto:Review.NHIS@state.mn.us) if you have any questions regarding this process.

- [Blanding's turtles](#) (*Emydoidea blandingii*), a state-listed threatened species, have been documented in the direct vicinity of the proposed project. Blanding's turtles use upland areas up to and over a mile distant from wetlands, waterbodies, and watercourses. Uplands are used for nesting, basking, periods of dormancy, and traveling between wetlands. Factors believed to contribute to the decline of this species include collisions with vehicles, wetland drainage and degradation, and the development of upland habitat. Any added mortality can be detrimental to populations of Blanding's turtles, as these turtles have a low reproduction rate that depends upon a high survival rate to maintain population levels.

Development in this area has the potential to impact this rare turtle through direct fatalities and habitat disturbance/destruction. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. Given that project details are unknown at this time and the presence of Blanding's turtles and suitable habitat in the project area, we are unable to provide specific avoidance measures at this time. **Individual projects should request a Natural Heritage Review via [Minnesota Conservation Explorer](#) to ensure compliance with Minnesota Endangered Species Statute and Rules.**

Below are some resources to help plan avoidance for projects within the AUAR:

- [Blanding's Turtle Fact Sheet \(state.mn.us\)](#)
- [Blanding's Turtle Flyer \(state.mn.us\)](#)
- [Emydoidea blandingii : Blanding's Turtle | Rare Species Guide | Minnesota DNR \(state.mn.us\)](#)



- [Wildlife Friendly Erosion Control \(state.mn.us\)](https://state.mn.us)
- [Helping Turtles Across the Road | Minnesota DNR \(state.mn.us\)](https://state.mn.us)
- [Best Practices Manual | Minnesota DNR](https://state.mn.us)
  - Chapter 1: [Species Protection](https://state.mn.us)
- [Water-willow](https://state.mn.us) (*Decodon verticillatus*), a state-listed plant species of special concern, has been documented within the project area. In Minnesota water-willow appears to be restricted to boggy or marshy margins of lakes and slow-moving streams. It is typically found in a narrow fringe of shoreline vegetation with cattails or bulrushes. These vegetation zones may be on floating root mats or "grounded" in peat, muck, or sand. **The DNR recommends avoiding known occurrences of water-willow and avoiding impacts to suitable habitat.**
- [Forster's tern](https://state.mn.us) (*Sterna forsteri*) and [trumpeter swans](https://state.mn.us) (*Cygnus buccinator*), state-listed bird species of special concern, have been documented nesting in the vicinity of the proposed project. These rare birds are found in wetlands with a mixture of emergent vegetation and open water. Potential concerns include construction disturbance during the breeding season, loss or degradation of habitat, and collisions overhead transmission lines. Actions to minimize impacts to these rare birds may include, but are not limited to, the following recommendations:
  - Avoid construction activities during the nesting season, from late April through August, near suitable nesting habitat.
  - Retain a buffer between proposed activities and suitable habitat to avoid negative impacts such as human disturbance, water level fluctuation, chemical contamination.
  - Install bird diverters on overhead lines, if any, near lakes and rivers, or other areas that may attract large concentrations of waterfowl.
- [Bell's vireo](https://state.mn.us) (*Vireo bellii*), a state-listed bird species of special concern, has been documented in the vicinity of the project. In Minnesota, Bell's vireo prefers shrub thickets within or bordering open habitats such as grasslands or wetlands. This bird suspends its nests from forks of low branches of small trees or shrubs. **If feasible, avoid tree and shrub removal from May 15 through August 15 to avoid disturbance of nesting birds.**
- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat ([Myotis septentrionalis](https://state.mn.us)), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](https://state.mn.us) for more information on the habitat use of these species and recommended measures to avoid or minimize impacts.
- Please report incidental sightings of state-listed species via the [DNR Plant and Animal Observation Form](https://state.mn.us).

### *Federally Protected Species*

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee [High Potential Zone](#). The [rusty patched bumble bee](#) (*Bombus affinis*) is federally listed as endangered and is likely to be present in suitable habitat within High Potential Zones. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. If applicable, **the DNR recommends reseeding disturbed soils with native species of grasses and forbs using [BWSR Seed Mixes](#) or [MnDOT Seed Mixes](#).**

**To ensure compliance with federal law, please conduct a federal regulatory review using the U.S. Fish and Wildlife Service's online [Information for Planning and Consultation \(IPaC\) tool](#).** Please note that all projects, regardless of whether there is a federal nexus, are subject to federal take prohibitions. The IPaC review will determine if prohibited take is likely to occur and, if not, will generate an automated letter. The [USFWS RPBB guidance](#) provides guidance on avoiding impacts to rusty patched bumble bee and a key for determining if actions are likely to affect the species; the determination key can be found in the appendix.

### *Environmental Review and Permitting*

- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.
- Given the potential presence of state protected species, we encourage submission of Natural Heritage Review requests to ensure avoidance of take for these species and to determine survey needs as individual projects are planned.
- The Environmental Assessment Worksheet should address whether the proposed project has the potential to adversely affect the above rare features and, if so, it should identify specific measures that will be taken to avoid or minimize disturbance. Sufficient information should be provided so the DNR can determine whether a permit to take will be needed for any of the above protected species.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

*Molly Barrett*

Natural Heritage Review Specialist

[molly.barrett@state.mn.us](mailto:molly.barrett@state.mn.us)

Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Catherine Plank](#), Assistant Regional Environmental Assessment Ecologist, Central (Region 3)

Cc: [Amanda Weise](#), Regional Ecologist, Central (Region 3)

Cc: [Jennie Skancke](#), Wetlands Program Coordinator

**Appendix I**  
SHPO Information

HISTORY/ARCHITECTURE INVENTORY  
COUNTY  
Anoka

Centerville

Lino Lakes

PROPNAM	ADDRESS	TOWNSHIP	RANGE	SECTION	QUARTER	USGS	REPORTNUM	NRHP	CEF	DOE	INVENTNUM
house	7238 Main St.	31	22	14	SW-SW	Centerville	AN-2005-1H				AN-CVC-009
house	1695 Sorel Rd.	31	22	22	SW-NW	Centerville	AN-2005-1H				AN-CVC-035
Bridge 9830	CSAH 14 over I35 W 2.2 miles NE of Junction TH49	31	22	10	SE-NW	Centerville					AN-LKC-009
Bridge 02802	CR 140 over I 35E 1.5 miles S of Junction TH 35W	31	22	12	NE-NW	Centerville					AN-LKC-011

ARCHAEOLOGICAL SITE LOCATIONS

COUNTY	SITENUM	SITENAME	TOWNSHIP	RANGE	SECTION	XQUARTERS	ACRES	WORKTYPE	DESCRIPT	TRADITION	CONTEXT	ReportNum	Natreg	CEF	DOE
Anoka	21AN0003		31	22	11	C-S-S SE-NE-NW-SE,SE-NE-	6 2		EW, AS	W-1	Ps-2, SO-2	AN-01-11			
	21AN0037	Paul	31	22	10	SW-NE	16 1		AS	W-1					
	21AN0038	Hensel	31	22	22	NA-NW	80 1,2		AS	W-1,PL-2	MW-1, LW-2,PI-2	AN-16-13			
	21AN0039	Wards Lake	31	22	22	W-NW-SW	26 2,1		AS	W-1					
	21AN0040	Cartier	31	22	10	SW-SE-SE	60 1		AS	A-2, W-1	AL-2, HR-1, LW-2	AN-02-03			
	21AN0041		31	22	10	N-S-SW	25 1		AS	W-1	RA-1				
			31	22	10	SE-NW-SW	25 1		AS	W-1	RA-1				
			31	22	10	SW-NE-SW	25 1		AS	W-1	RA-1				
	21AN0049	Dupre	31	22	14	SW-NW-SW	21 1,2		AS	PL-1,A-1,W-1	PI-1,AL-1,HR-2,SO-1,Ka-2				
		Dupre	31	22	14	NW-SW-SW	21 1,2		AS	PL-1,A-1,W-1	PI-1,AL-1,HR-2,SO-1,Ka-2	AN-02-03			
	21AN0060	Peltier Island	31	22	11	W-SW	50 2		AS	W-1	MW-1				
	21AN0067		31	22	3	SW-SE-NE-NW	3 1		AS	A-1					
	21AN0071	(overlaps w/21AN72)	31	22	14	SE-NE-SE-NW	1 1		AS	W-2	MW-2				
	21AN0072	(overlaps w/ 21AN71)	31	22	14	NE-SE-SE-NW	1 1		AS	W-2	MW-2				
	21AN0083		31	22	2	S-NE-SW, N-SE-SW	15 1		AS	W-1					
	21AN0089		31	22	10	C-NE-NW-NW	3 1		LS	A-2					
	21AN0090		31	22	2	C-N-NW-SW	6 1		AS	W-1					
Anoka	21AN0091		31	22		S-NW-NE-NW, N-SW-2 NE-NW	5 1		AS	W-1, O-2					
	21AN0095		31	22	2	SE-SE; E-NW-NE-NE	24 1		AS	W-1	LW-1				
			31	22	11		24 1		AS	W-1	LW-1				
	21AN0128		31	22	22	NE-SE-SW-SW	0.5 1		LS						
	21AN0132	Iverson III	31	22	12	NE-NE	0 5		LS						
	21AN0143		31	22	14	SW-SE-SW	2.4 1		AS,LS	A-3,W-1		AN-97-02			
	21AN0166		31	22	22	NW-SW-SW-SW	1 1		LS						
	21AN0168	Paul Farm (east)	31	22	10	SW-SE	19 1		AS	W-1	RA-1				
	21AN0174	Old Willow	31	22	1	SW-SW-NW-SW	0.1 1		LS						
	21ANd		31	22	14	C-SW	5		LS						

**Appendix J**  
Greenhouse Gas (GHG) Emission Memo

## Final Technical Memorandum

To: Michael Grochala, City of Lino Lakes

From: Tim Paquin, WSB

Date: April 28, 2025

Re: Greenhouse Gas (GHG) Emission/Carbon Footprint– I-35 Corridor AUAR  
City of Lino Lakes, Minnesota  
WSB Project No. 027919-000

---

### INTRODUCTION

The original Alternative Urban Areawide Review (AUAR) was completed and approved in September 2005. The AUAR analyzed the stormwater impacts of the three development scenarios. Based on the analysis, a Mitigation Plan was developed.

AUAR updates are required every five years from the original date of the approved AUAR. Updates were prepared in 2010, 2015, and 2020. Each assumed no change in the proposed development land use scenarios and included discussion of mitigation improvements that had been completed at the time. Since the 2020 update, the City has adopted its 2040 Comprehensive Plan. This AUAR Update reviews two scenarios.

The information and analysis outlined within this memo is intended to complete a portion of the AUAR Update related to Item # 17.a. and 17.b. – Greenhouse Gas Emission/Carbon Footprint related to revising of the two scenarios. This memo is intended to update the climate analysis provided in the original AUAR where applicable.

### GREENHOUSE GAS (GHG) EMISSION/CARBON FOOTPRINT

*GHG Quantification: For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.*

Analyses for GHG emissions for the study area under existing conditions, Scenario 1, and Scenario 2 were prepared; each is shown in **Appendix A**. Project-specific emission sources and references to the methods used to quantify emissions are included within the calculation tables in the appendix.

### GHG Assessment

- i. Describe any mitigation considered to reduce the project's GHG emissions.

During this phase in site planning, plans are concept-level; exploration and development of potential mitigation practices is dependent on further development planning and design. Proposed land use change scenarios increase housing density and availability of shops and live-work units. The existing 35 E Park and Ride within the area can accommodate increased density and encourage non-vehicle travel which would reduce



GHG emissions. The following are potential design strategies and sustainability measures that could be considered for the proposed development to reduce emissions:

- Use energy efficient appliances, equipment, and lighting,
- Energy efficient building shells,
- Implement waste best management practices; recycle and compost appropriate material when applicable,
- On-site native landscaping to reduce potable water and pesticide use, along with the inclusion of trees and tree trenches to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect,
- Provide on-site electric vehicle charging infrastructure,
- On-site solar PV installations,
- Purchase of off-site carbon sequestration credits,
- Grid-based wind and solar power purchases,
- Other actions

Implementation of the above strategies will be evaluated on a case-by-case basis based on feasibility, schedule, code requirements, and tenant considerations.

- ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

This level of detail is not known due to the high-level nature of this analysis and uncertainty of any specific future development.

Both Scenarios 1 and 2 significantly increase density of all uses.  
Table 1 shows a summary of proposed land use changes.

**Table 1 - Development Scenarios for GHG Analysis**

	<b>Existing (2024)</b>		<b>Scenario 1 (2040)</b>		<b>Scenario 2 (2040)</b>	
<b>Land Use</b>	<i>Res Units</i>	<i>Area (sqft)</i>	<i>Res Units</i>	<i>Area (sqft)</i>	<i>Res Units</i>	<i>Area (sqft)</i>
<b>Commercial</b>	-	93,748	-	5,084,819	-	5,306,914
<b>Residential</b>	1,764	2,116,800	4,888	5,865,600	7,403	8,883,600
<b>Industrial</b>	-	583,000	-	12,817,289	-	10,053,499

Compared to existing conditions, Scenario 1 proposes a 17,225,360 sq ft increase in commercial *and* industrial use area, and Scenario 2 proposes a 14,683,665 sq ft increase in commercial *and* industrial use area compared to existing commercial and industrial use. Compared to existing uses, Scenario 1 proposes a 3,124-unit increase to residential units in the project area (3,748,800 sq ft increase) and Scenario 2 proposes a 5,639-unit increase (6,766,800 sq ft increase).

It is understood that mixed-use zones (allowing retail and commercial establishments near housing) allow people to drive less and thus emit less greenhouse gases. Reductions from other potential voluntary mitigation measures could also contribute to reducing overall GHG emissions. In addition to these proposed mitigation efforts, the project may consider additional strategies as it continues to move through the design process.

In both Scenarios, increasing residential density may improve ridership and service among the transit route that serve this area. Additionally, in each Scenario, it is assumed that improved trail and sidewalk connections to the surrounding network will be provided. Each Scenario's potential impact on transportation and reduction to single-occupancy vehicle travel is not accounted for in the emissions analysis above.

Existing and proposed future sustainability or climate-related City/County programs and greenhouse gas reduction strategies were not explicitly incorporated within the modeling methods; however, incorporating greenhouse gas mitigation measures such as those mentioned above may further reduce greenhouse gas emissions beyond what is provided in the Scenario estimates.

- iii. Quantify the proposed projects predicted net lifetime GHG emissions (total tons per # of years) and how those predicted emissions may affect achievement of Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

Minnesota's Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80% between 2005 and 2050, while supporting clean energy, energy efficiency, and supplementing other renewable energy standards in Minnesota. Within the city's 2040 Comprehensive Plan, among the sustainable energy action items, it is identified that the city aims to:

- Protect access to direct sunlight for solar energy systems on principal structures,
- Encourage future sites and building plans to maximize efforts to design for efficient use of solar energy including such elements as the location of windows, shade trees (and types), windows, and driveways,
- Use where possible solar energy design elements for future public facilities and infrastructure development, and
- Encourage and support educational programs and research that focuses on alternative or renewable energy systems

Methods for modeling air emissions were completed in accordance with EAW (Environmental Assessment Worksheet) standards. The expected lifespan of the project is 50 years. The project's predicted net GHG emissions over the project's lifespan (compared to existing conditions) are estimated at 184,790 CO<sub>2</sub>e metric tons per year for Scenario 1 or 213,938 CO<sub>2</sub>e metric tons per year for Scenario 2. **Error! Reference source not found.** presents a summary of modeled emissions for existing and proposed development Scenarios.

**Table 2 – GHG Emissions Summary**

	<b>Total Emissions (tonnes/yr)</b>	<b>Net Total Emissions (tonnes/yr)</b>	<b>Building Area (sqft)</b>	<b>Total Emissions per Building Area (kg/yr/sqft)</b>
<b>Existing</b>	89,843	-	2,793,548	6.0
<b>Scenario 1</b>	184,790	94,947	23,767,708	7.8
<b>Scenario 2</b>	213,938	124,095	24,244,013	7.9

The proposed Scenarios will significantly increase housing, commercial, and industrial uses within the project area.

Developments within each Scenario could also implement any applicable state or local GHG goals as determined by the City or project proposers. The proposer may explore additional sustainability measures such as the examples listed above to reduce operational emissions to the extent practicable. The proposed project will be built in compliance with state regulations and city building codes.

#### Appendix A: GHG Analysis Results

Existing Greenhouse Gas Emissions, 35e AUAR - Existing  
Project Components

Use	Size (sq ft)	Units
Uses:		
Commercial	93,748	
Residential:		1,764
Residential Building	2,116,800	
Average sq. ft. per unit	1,200	
Industrial	583,000	

## Existing Greenhouse Gas Emissions, 35e AUAR - Existing

Emission Source	Scope*	Data Source Notes**	Amount	Units	Site Energy Use Index (kBtu/sq. ft.) <sup>3</sup>	Emission Factors	GHG (tonnes)	GHG (kg/sq. ft.)	Percent of Total GHG
<b>Uses and project average daily vehicle miles traveled (ADVMT):</b>									
<b>Operational emissions, mobile equipment, after project is operational</b>	1	2	329,273	ADVMT		0.44	<b>53,091</b>	<b>19.00</b>	59%
<b>Combustion, stationary equipment, natural gas (therms/sq. ft./yr.):</b>	1			therms					
Commercial		3	93,748	sq. ft.	20.3	0.20	101	1.08	
Dwelling units (1764 units)		3	2,116,800	sq. ft.	48.4	0.48	5,436	2.57	
Industrial		3	583,000	sq. ft.	13.8	0.14	426	0.73	
<b>Subtotal</b>			<b>2,793,548</b>	sq. ft.			<b>5,964</b>	<b>2.13</b>	7%
<b>Combustion area (diesel, back-up generators, GHG kg/gal.)</b>	1	1 & 2	<b>1,774</b>	gallons		10.74	<b>19</b>		0.0%
<b>Off-site electricity, Xcel 2021 (GHG kg/sq. ft.)</b>	2			kWh					
Commercial		3	93,748	sq. ft.	35.3	10.35	278	2.96	
Dwelling units (1764 units)		3	2,116,800	sq. ft.	25.9	7.59	4,605	2.18	
Industrial		3	12,817,289	sq. ft.	19.6	5.75	21,100	1.65	
<b>Subtotal</b>			<b>15,027,837</b>	sq. ft.			<b>25,983</b>	<b>1.73</b>	29%
<b>Off-site waste management</b>	3	2	<b>19,332</b>	tons of waste			<b>4,787</b>	<b>0.37</b>	5%
<b>Total emissions (tonnes)</b>							<b>89,843</b>	<b>6.0</b>	100%

\*Scope:

For an explanation of Emissions scopes, please reference the following:

- Scope 1: "Scope 1 emissions are direct greenhouse (GHG) emissions that occur from sources that are controlled or owned by an organization (e.g., emissions associated with fuel combustion in boilers, furnaces, vehicles)." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 2: "Scope 2 emissions are indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 3: "Scope 3 emissions are the result of activities from assets not owned or controlled by the reporting organization, but that the organization indirectly impacts in its value chain. Scope 3 emissions include all sources not within an organization's scope 1 and 2 boundary. The scope 3 emissions for one organization are the scope 1 and 2 emissions of another organization. Scope 3 emissions, also referred to as value chain emissions, often represent the majority of an organization's total GHG emissions." (EPA: <https://www.epa.gov/climateleadership/scope-3-inventory-guidance>)

### \*\* Data Source Notes:

- 1 EPA Simplified GHG Emissions Calculator ("the Calculator"), <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>
- 2 Refer to the sheet "Mobile Equipment." ADVMT = Average Daily Vehicle Miles Travelled.
- 3 Source (Zip Code: 55304): US EPA Energy Star Portfolio Manager Target Finder. Refer to Energy Finder sheet.  
[https://www.energystar.gov/buildings/resources\\_audience/service\\_product\\_providers/commercial\\_new\\_construction/target\\_finder](https://www.energystar.gov/buildings/resources_audience/service_product_providers/commercial_new_construction/target_finder)

## Existing Greenhouse Gas Emissions, 35e AUAR - Existing

### Waste Generation

Solid Waste Generation	Data Source	Amount	Units	Emission Factor (tonnes/ton)	Waste Amounts	Waste (kg per sq. ft.)
<b>New uses:</b>						
Commercial (kg @ 0.921 kg/sq. ft./yr.)	2	93,748	sq. ft.		86,342	0.9
Dwelling units (kg @ 228 kg/unit/month)	3	1,764	units		4,826,304	2.3
Industrial (kg @ 0.985 kg/sq. ft./yr.)	7	12,817,289	sq. ft.		12,625,030	1.0
<b>Subtotals</b>		<b>12,912,801</b>			<b>17,537,676</b>	<b>1.4</b>
Waste (tons)					<b>19,332</b>	
Landfilled waste, 42% (tons) and emission factor	4, 5, 6	8,119		0.54	4,384	
Waste to energy, 4% (tons) and emission factor	4, 5, 6	773		0.52	402	
<b>Subtotal emissions (tonnes)</b>					<b>4,787</b>	

#### Notes:

2 Source: Table 21, "Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups , 2006. <https://www2.calrecycle.ca.gov/Publications/Details/1184>

3 Apartments: Assumes 1.5 cu. yd. of mixed trash per unit per month. Source: [https://www.wastecare.com/usefulinfo/Waste\\_Generated\\_by\\_Industry\\_Cubic\\_Yards.htm](https://www.wastecare.com/usefulinfo/Waste_Generated_by_Industry_Cubic_Yards.htm). At 335 lbs. per cubic yard and 2.2 pounds per kg, the average is about 228 kg per month. Source: <https://www.solidwaste.com/doc/bolton-on-landfill-management-converting-cubi-0001>

4 Source: "2021 SCORE REPORT," Anoka County 2020 and 2021 average waste generation, MPCA Data Services, <https://data.pca.state.mn.us/#/views/SCOREreport2021/2021SCOREreport?%3Aembed=y&%3AisGuestRedirectFromVizportal=y>

5 Source for emission factor for landfilled waste: "Documentation for Greenhouse Gas Emission and Energy Factors Used in the Waste Reduction Model (WARM), Organic Materials Chapters," Exhibit 1-10, U.S. Environmental Protection Agency Office of Resource Conservation and Recovery, February 2016. <https://www.epa.gov/warm/documentation-chapters-greenhouse-gas-emission-energy-and-economic-factors-used-waste>

6 Source for emissions from the Hennepin Energy Recovery Center: <https://www.pca.state.mn.us/air/permitted-facility-air-emissions-data>. Source for tons processed by the HERC: <https://www.pca.state.mn.us/waste/report-2019-score-programs>

7 Industrial assumes industrial facilities generate approximately 0.006 pounds of waste/sq. ft./day. Source: [https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm\\_source=chatgpt.com](https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm_source=chatgpt.com)

## Existing Greenhouse Gas Emissions, 35e AUAR - Existing

### Backup Generator Fuel Consumption

Building	Size	Generator Size (kW) <sup>1</sup>	Diesel Consumption (gal.) <sup>2</sup>	GHG (kg)
Non-Residential Land Uses (sq. ft.)	93,748	519	11	120
Residential Building (sqft)	2,116,800	10,634	1,378	14,796
Industrial (sq. ft.)	583,000	2,965	384	4,125
<b>Total</b>			<b>1,774</b>	<b>19,041</b>

#### Notes:

- 1 Backup generator: Assume 50 kW + 5 W per sq. ft. (source: <https://woodstockpower.com/blog/how-to-size-a-generator-for-commercial-building/>).
- 2 Diesel consumption per hour from chart below. Monthly testing for 30 minutes (source: <https://www.health.state.mn.us/facilities/regulation/engineering/docs/lscgensets.pdf>)

Generator Size	1/4 Load (gal/hr)	1/2 Load (gal/hr)	3/4 Load (gal/hr)	Full Load (gal/hr)
20	0.6	0.9	1.3	1.6
30	1.3	1.8	2.4	2.9
40	1.6	2.3	3.2	4.0
60	1.8	2.9	3.8	4.8
75	2.4	3.4	4.6	6.1
100	2.6	4.1	5.8	7.4
125	3.1	5.0	7.1	9.1
135	3.3	5.4	7.6	9.8
150	3.6	5.9	8.4	10.9
175	4.1	6.8	9.7	12.1
200	4.7	7.7	11.0	14.4
230	5.3	8.8	12.5	16.6
250	5.7	9.5	13.6	18.0
300	6.8	11.3	16.1	21.5
350	7.9	13.1	18.7	25.1
400	8.9	14.9	21.3	28.6
500	11.0	18.5	26.4	35.7
600	13.2	22.0	31.5	42.8
750	16.3	27.4	39.3	53.4
1000	21.6	36.4	52.1	71.1
1250	26.9	45.3	65.0	88.8
1500	32.2	54.3	77.8	106.5
1750	37.5	63.2	90.7	124.2
2000	42.8	72.2	103.5	141.9
2250	48.1	81.1	116.4	159.6

Source: <https://www.uspeglobal.com/pages/resources>

### Existing Greenhouse Gas Emissions, 35e AUAR - Existing

Average daily vehicle miles traveled (ADVMT) in the vicinity of the site

Category	ADVMT	GHG (kg)
Current ADVMT	329,273	53,090,648

Notes:



Greenhouse Gas Emissions, 35e AUAR - SCENARIO 1

Project Components

Use	Size (sq ft)	Units
Uses:		
Commercial	5,084,819	
Residential:		4,888
Residential Building	5,865,600	
Average sq. ft. per unit	1,200	
Industrial	12,817,289	

## Greenhouse Gas Emissions, 35e AUAR - SCENARIO 1

Emission Source	Scope*	Data Source Notes**	Amount	Units	Site Energy Use Index (kBtu/sq. ft.) <sup>3</sup>	Emission Factors	GHG (tonnes)	GHG (kg/sq. ft.)	Percent of Total GHG
<b>Uses and project average daily vehicle miles traveled (ADVMT):</b>									
<b>Operational emissions, mobile equipment, after project is operational</b>	1	2	604,307	ADVMT		0.44	<b>97,436</b>	<b>4.10</b>	53%
<b>Combustion, stationary equipment, natural gas (therms/sq. ft./yr.):</b>	1			therms					
Commercial		3	5,084,819	sq. ft.	20.3	0.20	5,471	1.08	
Dwelling units (4888 units)		3	5,865,600	sq. ft.	48.4	0.48	15,064	2.57	
Industrial		3	12,817,289	sq. ft.	13.8	0.14	9,374	0.73	
<b>Subtotal</b>			<b>23,767,708</b>	sq. ft.			<b>29,910</b>	<b>1.26</b>	16%
<b>Combustion area (diesel, back-up generators, GHG kg/gal.)</b>	1	1 & 2	<b>12,670</b>	gallons		10.74	<b>136</b>		0.1%
<b>Off-site electricity, Xcel 2021 (GHG kg/sq. ft.)</b>	2			kWh					
Commercial		3	5,084,819	sq. ft.	35.3	10.35	15,074	2.96	
Dwelling units (4888 units)		3	5,865,600	sq. ft.	25.9	7.59	12,760	2.18	
Industrial		3	12,817,289	sq. ft.	19.6	5.75	21,100	1.65	
<b>Subtotal</b>			<b>23,767,708</b>	sq. ft.			<b>48,934</b>	<b>2.06</b>	26%
<b>Off-site waste management</b>	3	2	<b>33,820</b>	tons of waste			<b>8,374</b>	<b>0.47</b>	5%
<b>Total emissions (tonnes)</b>							<b>184,790</b>	<b>7.8</b>	100%

### \*Scope:

For an explanation of Emissions scopes, please reference the following:

- Scope 1: "Scope 1 emissions are direct greenhouse (GHG) emissions that occur from sources that are controlled or owned by an organization (e.g., emissions associated with fuel combustion in boilers, furnaces, vehicles)." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 2: "Scope 2 emissions are indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 3: "Scope 3 emissions are the result of activities from assets not owned or controlled by the reporting organization, but that the organization indirectly impacts in its value chain. Scope 3 emissions include all sources not within an organization's scope 1 and 2 boundary. The scope 3 emissions for one organization are the scope 1 and 2 emissions of another organization. Scope 3 emissions, also referred to as value chain emissions, often represent the majority of an organization's total GHG emissions." (EPA: <https://www.epa.gov/climateleadership/scope-3-inventory-guidance>)

### \*\* Data Source Notes:

- 1 EPA Simplified GHG Emissions Calculator ("the Calculator"), <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>
- 2 Refer to the sheet "Mobile Equipment." ADVMT = Average Daily Vehicle Miles Travelled.
- 3 Source (Zip Code: 55304): US EPA Energy Star Portfolio Manager Target Finder. Refer to Energy Finder sheet.  
[https://www.energystar.gov/buildings/resources\\_audience/service\\_product\\_providers/commercial\\_new\\_construction/target\\_finder](https://www.energystar.gov/buildings/resources_audience/service_product_providers/commercial_new_construction/target_finder)

## Greenhouse Gas Emissions, 35e AUAR - SCENARIO 1

### Waste Generation

Solid Waste Generation	Data Source	Amount	Units	Emission Factor (tonnes/ton)	Waste Amounts	Waste (kg per sq. ft.)
<b>New uses:</b>						
Commercial (kg @ 0.921 kg/sq. ft./yr.)	2	5,084,819	sq. ft.		4,683,118	0.9
Dwelling units (kg @ 228 kg/unit/month)	3	4,888	units		13,373,568	2.3
Industrial (kg @ 0.985 kg/sq. ft./yr.)	7	12,817,289	sq. ft.		12,625,030	1.0
<b>Subtotals</b>		<b>17,906,996</b>			<b>30,681,716</b>	<b>1.7</b>
Waste (tons)					<b>33,820</b>	
Landfilled waste, 42% (tons) and emission factor	4, 5, 6	14,205		0.54	7,670	
Waste to energy, 4% (tons) and emission factor	4, 5, 6	1,353		0.52	703	
<b>Subtotal emissions (tonnes)</b>					<b>8,374</b>	

#### Notes:

2 Source: Table 21, "Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups , 2006. <https://www2.calrecycle.ca.gov/Publications/Details/1184>

3 Apartments: Assumes 1.5 cu. yd. of mixed trash per unit per month. Source: [https://www.wastecare.com/usefulinfo/Waste\\_Generated\\_by\\_Industry\\_Cubic\\_Yards.htm](https://www.wastecare.com/usefulinfo/Waste_Generated_by_Industry_Cubic_Yards.htm). At 335 lbs. per cubic yard and 2.2 pounds per kg, the average is about 228 kg per month. Source: <https://www.solidwaste.com/doc/bolton-on-landfill-management-converting-cubi-0001>

4 Source: "2021 SCORE REPORT," Anoka County 2020 and 2021 average waste generation, MPCA Data Services, <https://data.pca.state.mn.us/#/views/SCOREreport2021/2021SCOREreport?%3Aembed=y&%3AisGuestRedirectFromVizportal=y>

5 Source for emission factor for landfilled waste: "Documentation for Greenhouse Gas Emission and Energy Factors Used in the Waste Reduction Model (WARM), Organic Materials Chapters," Exhibit 1-10, U.S. Environmental Protection Agency Office of Resource Conservation and Recovery, February 2016. <https://www.epa.gov/warm/documentation-chapters-greenhouse-gas-emission-energy-and-economic-factors-used-waste>

6 Source for emissions from the Hennepin Energy Recovery Center: <https://www.pca.state.mn.us/air/permitted-facility-air-emissions-data>. Source for tons processed by the HERC: <https://www.pca.state.mn.us/waste/report-2019-score-programs>

7 Industrial assumes industrial facilities generate approximately 0.006 pounds of waste/sq. ft./day. Source: [https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm\\_source=chatgpt.com](https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm_source=chatgpt.com)

## Greenhouse Gas Emissions, 35e AUAR - SCENARIO 1

### Backup Generator Fuel Consumption

Building	Size	Generator Size (kW) <sup>1</sup>	Diesel Consumption (gal.) <sup>2</sup>	GHG (kg)
Non-Residential Land Uses (sq. ft.)	5,084,819	25,474	550	5,907
Residential Building (sqft)	5,865,600	29,378	3,807	40,875
Industrial (sq. ft.)	12,817,289	64,136	8,312	89,236
<b>Total</b>			<b>12,670</b>	<b>136,018</b>

#### Notes:

- 1 Backup generator: Assume 50 kW + 5 W per sq. ft. (source: <https://woodstockpower.com/blog/how-to-size-a-generator-for-commercial-building/>).
- 2 Diesel consumption per hour from chart below. Monthly testing for 30 minutes (source: <https://www.health.state.mn.us/facilities/regulation/engineering/docs/lscgensets.pdf>)

Generator Size	1/4 Load (gal/hr)	1/2 Load (gal/hr)	3/4 Load (gal/hr)	Full Load (gal/hr)
20	0.6	0.9	1.3	1.6
30	1.3	1.8	2.4	2.9
40	1.6	2.3	3.2	4.0
60	1.8	2.9	3.8	4.8
75	2.4	3.4	4.6	6.1
100	2.6	4.1	5.8	7.4
125	3.1	5.0	7.1	9.1
135	3.3	5.4	7.6	9.8
150	3.6	5.9	8.4	10.9
175	4.1	6.8	9.7	12.1
200	4.7	7.7	11.0	14.4
230	5.3	8.8	12.5	16.6
250	5.7	9.5	13.6	18.0
300	6.8	11.3	16.1	21.5
350	7.9	13.1	18.7	25.1
400	8.9	14.9	21.3	28.6
500	11.0	18.5	26.4	35.7
600	13.2	22.0	31.5	42.8
750	16.3	27.4	39.3	53.4
1000	21.6	36.4	52.1	71.1
1250	26.9	45.3	65.0	88.8
1500	32.2	54.3	77.8	106.5
1750	37.5	63.2	90.7	124.2
2000	42.8	72.2	103.5	141.9
2250	48.1	81.1	116.4	159.6

Source: <https://www.uspeglobal.com/pages/resources>

## Greenhouse Gas Emissions, 35e AUAR - SCENARIO 1

Average daily vehicle miles traveled (ADVMT) in the vicinity of the site

Category	ADVMT	GHG (kg)
Current ADVMT	604,307	97,436,019

Notes:

## Greenhouse Gas Emissions, 35e AUAR - Scenario 2

Emission Source	Scope*	Data Source Notes**	Amount	Units	Site Energy Use Index (kBtu/sq. ft.) <sup>3</sup>	Emission Factors	GHG (tonnes)	GHG (kg/sq. ft.)	Percent of Total GHG
<b>Uses and project average daily vehicle miles traveled (ADVMT):</b>									
<b>Operational emissions, mobile equipment, after project is operational</b>	1	2	686,884	ADVMT		0.44	<b>110,750</b>	<b>4.57</b>	52%
<b>Combustion, stationary equipment, natural gas (therms/sq. ft./yr.):</b>	1			therms					
Commercial		3	5,306,914	sq. ft.	20.3	0.20	5,710	1.08	
Dwelling units (7403 units)		3	8,883,600	sq. ft.	48.4	0.48	22,815	2.57	
Industrial		3	10,053,499	sq. ft.	14.5	0.14	7,727	0.77	
<b>Subtotal</b>			<b>24,244,013</b>	sq. ft.			<b>36,253</b>	<b>1.50</b>	17%
<b>Combustion area (diesel, back-up generators, GHG kg/gal.)</b>	1	1 & 2	<b>12,858</b>	gallons		10.74	<b>138</b>		0.1%
<b>Off-site electricity, Xcel 2021 (GHG kg/sq. ft.)</b>	2			kWh					
Commercial		3	5,306,914	sq. ft.	35.3	10.35	15,732	2.96	
Dwelling units (7403 units)		3	8,883,600	sq. ft.	25.9	7.59	19,326	2.18	
Industrial		3	12,817,289	sq. ft.	20.6	6.04	22,174	1.73	
<b>Subtotal</b>			<b>27,007,803</b>	sq. ft.			<b>57,232</b>	<b>2.12</b>	27%
<b>Off-site waste management</b>	3	2	<b>38,630</b>	tons of waste			<b>9,565</b>	<b>0.62</b>	4%
<b>Total emissions (tonnes)</b>							<b>213,938</b>	<b>7.9</b>	100%

### \*Scope:

For an explanation of Emissions scopes, please reference the following:

- Scope 1: "Scope 1 emissions are direct greenhouse (GHG) emissions that occur from sources that are controlled or owned by an organization (e.g., emissions associated with fuel combustion in boilers, furnaces, vehicles)." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 2: "Scope 2 emissions are indirect GHG emissions associated with the purchase of electricity, steam, heat, or cooling." (EPA, <http://www.epa.gov/climateleadership/scope-1-and-scope-2-inventory-guidance>)
- Scope 3: "Scope 3 emissions are the result of activities from assets not owned or controlled by the reporting organization, but that the organization indirectly impacts in its value chain. Scope 3 emissions include all sources not within an organization's scope 1 and 2 boundary. The scope 3 emissions for one organization are the scope 1 and 2 emissions of another organization. Scope 3 emissions, also referred to as value chain emissions, often represent the majority of an organization's total GHG emissions." (EPA: <https://www.epa.gov/climateleadership/scope-3-inventory-guidance>)

### \*\* Data Source Notes:

- 1 EPA Simplified GHG Emissions Calculator ("the Calculator"), <https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator>
- 2 Refer to the sheet "Mobile Equipment." ADVMT = Average Daily Vehicle Miles Travelled.
- 3 Source (Zip Code: 55304): US EPA Energy Star Portfolio Manager Target Finder. Refer to Energy Finder sheet.  
[https://www.energystar.gov/buildings/resources\\_audience/service\\_product\\_providers/commercial\\_new\\_construction/target\\_finder](https://www.energystar.gov/buildings/resources_audience/service_product_providers/commercial_new_construction/target_finder)

## Greenhouse Gas Emissions, 35e AUAR - Scenario 2

### Waste Generation

Solid Waste Generation	Data Source	Amount	Units	Emission Factor (tonnes/ton)	Waste Amounts	Waste (kg per sq. ft.)
<b>New uses:</b>						
Commercial (kg @ 0.921 kg/sq. ft./yr.)	2	5,306,914	sq. ft.		4,887,668	0.9
Dwelling units (kg @ 228 kg/unit/month)	3	7,403	units		20,254,608	2.3
Industrial (kg @ 0.985 kg/sq. ft./yr.)	7	10,053,499	sq. ft.		9,902,697	1.0
<b>Subtotals</b>		<b>15,367,816</b>			<b>35,044,972</b>	<b>2.3</b>
Waste (tons)					<b>38,630</b>	
Landfilled waste, 42% (tons) and emission factor	4, 5, 6	16,225		0.54	8,761	
Waste to energy, 4% (tons) and emission factor	4, 5, 6	1,545		0.52	804	
<b>Subtotal emissions (tonnes)</b>					<b>9,565</b>	

#### Notes:

2 Source: Table 21, "Targeted Statewide Waste Characterization Study: Waste Disposal and Diversion Findings for Selected Industry Groups , 2006. <https://www2.calrecycle.ca.gov/Publications/Details/1184>

3 Apartments: Assumes 1.5 cu. yd. of mixed trash per unit per month. Source: [https://www.wastecare.com/usefulinfo/Waste\\_Generated\\_by\\_Industry\\_Cubic\\_Yards.htm](https://www.wastecare.com/usefulinfo/Waste_Generated_by_Industry_Cubic_Yards.htm). At 335 lbs. per cubic yard and 2.2 pounds per kg, the average is about 228 kg per month. Source: <https://www.solidwaste.com/doc/bolton-on-landfill-management-converting-cubi-0001>

4 Source: "2021 SCORE REPORT," Anoka County 2020 and 2021 average waste generation, MPCA Data Services, <https://data.pca.state.mn.us/#/views/SCOREreport2021/2021SCOREreport?%3Aembed=y&%3AisGuestRedirectFromVizportal=y>

5 Source for emission factor for landfilled waste: "Documentation for Greenhouse Gas Emission and Energy Factors Used in the Waste Reduction Model (WARM), Organic Materials Chapters," Exhibit 1-10, U.S. Environmental Protection Agency Office of Resource Conservation and Recovery, February 2016. <https://www.epa.gov/warm/documentation-chapters-greenhouse-gas-emission-energy-and-economic-factors-used-waste>

6 Source for emissions from the Hennepin Energy Recovery Center: <https://www.pca.state.mn.us/air/permitted-facility-air-emissions-data>. Source for tons processed by the HERC: <https://www.pca.state.mn.us/waste/report-2019-score-programs>

7 Industrial assumes industrial facilities generate approximately 0.006 pounds of waste/sq. ft./day. Source: [https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm\\_source=chatgpt.com](https://www2.calrecycle.ca.gov/wastecharacterization/general/rates?utm_source=chatgpt.com)

## Greenhouse Gas Emissions, 35e AUAR - Scenario 2

### Backup Generator Fuel Consumption

Building	Size	Generator Size (kW) <sup>1</sup>	Diesel Consumption (gal.) <sup>2</sup>	GHG (kg)
Non-Residential Land Uses (sq. ft.)	5,306,914	26,585	574	6,165
Residential Building (sqft)	8,883,600	44,468	5,763	61,870
Industrial (sq. ft.)	10,053,499	50,317	6,521	70,009
<b>Total</b>			<b>12,858</b>	<b>138,044</b>

#### Notes:

- Backup generator: Assume 50 kW + 5 W per sq. ft. (source: <https://woodstockpower.com/blog/how-to-size-a-generator-for-commercial-building/>).
- Diesel consumption per hour from chart below. Monthly testing for 30 minutes (source: <https://www.health.state.mn.us/facilities/regulation/engineering/docs/lscgensets.pdf>)

Generator Size	1/4 Load (gal/hr)	1/2 Load (gal/hr)	3/4 Load (gal/hr)	Full Load (gal/hr)
20	0.6	0.9	1.3	1.6
30	1.3	1.8	2.4	2.9
40	1.6	2.3	3.2	4.0
60	1.8	2.9	3.8	4.8
75	2.4	3.4	4.6	6.1
100	2.6	4.1	5.8	7.4
125	3.1	5.0	7.1	9.1
135	3.3	5.4	7.6	9.8
150	3.6	5.9	8.4	10.9
175	4.1	6.8	9.7	12.1
200	4.7	7.7	11.0	14.4
230	5.3	8.8	12.5	16.6
250	5.7	9.5	13.6	18.0
300	6.8	11.3	16.1	21.5
350	7.9	13.1	18.7	25.1
400	8.9	14.9	21.3	28.6
500	11.0	18.5	26.4	35.7
600	13.2	22.0	31.5	42.8
750	16.3	27.4	39.3	53.4
1000	21.6	36.4	52.1	71.1
1250	26.9	45.3	65.0	88.8
1500	32.2	54.3	77.8	106.5
1750	37.5	63.2	90.7	124.2
2000	42.8	72.2	103.5	141.9
2250	48.1	81.1	116.4	159.6

Source: <https://www.uspeglobal.com/pages/resources>



## Greenhouse Gas Emissions, 35e AUAR - Scenario 2

Average daily vehicle miles traveled (ADVMT) in the vicinity of the site

Category	ADVMT	GHG (kg)
Current ADVMT	686,884	110,750,401

Notes:

## **Appendix K**

### Mitigation Plan

## MITIGATION PLAN

The AUAR Mitigation Plan is outlined below.

### ITEM 7. CLIMATE ADAPTATION AND RESILIENCE

Item No.	Mitigation Description	Update
7.1	Proposed climate smart tree plantings and landscaping will reduce runoff and mitigate urban heat island effect.	This mitigation measure is ongoing.
7.2	Design of the site and stormwater management facilities will be completed to reduce the risk of flooding in the AUAR study area.	This mitigation measure is ongoing.
7.3	Developer will consider using native plants and perennials for landscaping and stormwater features will absorb water and reduce the water demand for irrigation. The MPCA's Updated <a href="#">Plants for Stormwater Design</a> is a recommend resource for native plant selection.	This mitigation measure is ongoing.
7.4	Developer should consider climate adapted vegetation to mitigate impacts of drought and large rain events.	This mitigation measure is ongoing.
7.5	Developer will consider chlorine management plan to minimize impacts of increased freeze and thaw cycles on water resources	This mitigation measure is ongoing.

### ITEM 8. PERMITS AND APPROVALS REQUIRED

As projects are proposed, the project proposer will be required to obtain permits and approvals. Projects proposed since the original AUAR have obtained proper approvals. Additional permits that may not be listed here may also be required.

Unit of Government	Type of Application	Status
<b>Federal</b>		
Army Corps of Engineers	Section 404 Permit	To be Applied for
Federal Highway Administration	Interchange Access Request	To be Applied for
<b>State</b>		

Unit of Government	Type of Application	Status
Minnesota Environmental Quality Board	Environmental Assessment (AUAR)	In progress
Minnesota Pollution Control Agency	Section 401 Water Quality Certificate	To be Applied for
	NPDES/SDS General Permit	To be Applied for
	Sanitary Sewer Extension Permit	To be Applied for
State Historic Preservation Office	Cultural Resources Review	To be Applied for
Minnesota Department of Transportation	Use of or Work within MnDOT right of way	To be Applied for
	Drainage Permit	To be Applied for
Minnesota Department of Natural Resources	Water Appropriations Permit (need if more than 10,000 gpd of water is appropriated)	To be Applied for, if necessary
	Preliminary Well Construction Assessment	To be Applied for
	Public Waters Work Permit	To be Applied for
	General Permit 97-0005 for Temporary Water Appropriations (need if less than 50 million gallons are appropriated)	To be Applied for, if necessary
Minnesota Department of Health	Watermain Extension Approval	To be Applied for
	Sanitary Sewer Extension Permit Approval	To be Applied for
	Well Location and Construction Approval	To be Applied for
<b>Regional</b>		
Rice Creek Watershed District	Erosion and Sediment Control Plan Approval	To be Applied for
	Stormwater Management Plan Approval	To be Applied for
	Wetland Delineation Boundary Confirmation	To be approved upon completion of wetland delineation
	Certificate of Wetland Exemption	To be Applied for
	Wetland Impact/Replacement Application	To be approved upon completion of wetland delineation
Metropolitan Council	Sanitary Sewer Service Connection Approval	To be Applied for
<b>County</b>		
Anoka County	County Roadway Access Permits	To be Applied for

Unit of Government	Type of Application	Status
	Roadway Plan Approval on County Roads	To be Applied for
<b>Local</b>		
City of Lino Lakes	Site Plan Approval	To be Applied for
	AUAR and Mitigation Plan Approval	Ongoing
	Planned Unit Development Approval	To be Applied for
	Preliminary Plat Approval	To be Applied for
	Final Plat (multiple) Approval	To be Applied for
	Grading, Excavation and Foundation Permits (multiple)	To be Applied for
	Building Permits (multiple)	To be Applied for
	Sanitary Sewer Connection Permit (multiple)	To be Applied for
	Municipal Water Connection Permit (multiple)	To be Applied for
	Use Permit – Floodplain District	To be Applied for
	City Roadway Access/Crossing Permits	To be Applied for
	Comprehensive Plan Amendment(s)	To be Applied for

# ITEM 11. FISH, WILDLIFE, ECOLOGICALLY SENSITIVE RESOURCES

Item No.	Mitigation Description	Update
11.1	Implement the Conservation Design Framework (CDF, see Figure 10-3), which includes conservation of “Core” and “Outlier” habitat areas, buffering these natural resources, and establishing greenway corridors throughout the AUAR area to provide connectivity for ecological and wildlife corridors, regional stormwater collection and conveyance, and passive recreational opportunities.	This mitigation measure is ongoing.
11.2	Add the “Core” and “Outlier” habitat areas to the City’s <i>Parks, Natural Open Space/Greenways, and Trail System Plan</i> map.	This has been added to Fig 2-9 in the Comprehensive Plan.
11.3	Require public land dedication of priority natural open space areas through the subdivision process.	This mitigation measure is ongoing.
11.4	Require that cash in lieu of public land dedication for subdivisions within the AUAR area be spent within the AUAR area to purchase, restore, and/or maintain priority natural open space areas.	This mitigation measure is ongoing.
11.5	Consider provisions for conserving “Other” habitat areas (see Figure 10-2) during the development review process.	This mitigation measure is ongoing.
11.6	Establish mechanisms for ecological restoration, management, stewardship, and education.	This mitigation measure is ongoing and implemented through the Comprehensive Wetland Protection and Management Plan.
11.7	Provide for turtle and other wildlife passage by continuing to require surmountable curbing in new residential developments and encouraging ecologically sensitive site design.	This mitigation measure is ongoing. Residential developments that have occurred within the study area have all incorporated surmountable curbs.
11.8	Consult with the DNR and/or US Fish and Wildlife Service to determine appropriate mitigation strategies for activities near the Bald Eagle’s nests within the AUAR area before development occurs within the vicinity of the nests, including reviewing recommended disturbance limit guidelines developed by the DNR.	This mitigation measure is ongoing.
11.9	Continue to enforce the Peltier Lake No-Wake Zone ordinance and establish buffers to protect the Peltier Lake Heron Rookery.	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
11.9A	The City will limit development within 300 meters of the edge of a heron colony and not allow disturbance in or near colonies from March to August.	Measure was included in original AUAR within the text.
11.10	Require rare plant surveys, by qualified personnel, prior to development in wetland areas and of areas of banded soils between muck soils and adjacent Isanti, Soderville, or Zimmerman soil map units. These surveys shall be conducted by qualified professionals at an appropriate time of year to identify the rare plants.	This mitigation measure is ongoing.
11.11	Encourage ecologically sensitive design and construction practices for the proposed northerly bypass that would connect I-35W and I-35E.	This mitigation measure is ongoing.
11.12	Implement the Conservation Design Framework (CDF) of the AUAR (Figure 10-3 and 10-2). The CDF includes consideration of: <ul style="list-style-type: none"> <li>• Conservation of the most ecologically significant natural resources within the AUAR area (in particular, the “Core” and “Outlier” habitats as shown in Figure 10-2 of the original AUAR).</li> <li>• Protection of ecologically significant natural resources from adjacent land uses by implementing buffering.</li> <li>• Connection of ecologically significant natural resources via multi-functional greenway corridors.</li> </ul>	Measure was included in original AUAR within the text.
11.13	Avoid impacts to state Sites of Biodiversity Significance (Rondeau Lake, Peltier Lake and Rice Lake Wetlands) and rare NPC's (ranked S1, S2, or S3). These resources may qualify as Rare Natural Communities pursuant to Minn. Rule 8420.0515 Subp.4.	This mitigation measure is ongoing.
11.14	Developers are required to request a Natural Heritage Review to ensure compliance with Minnesota Species Statute and Rules.	This measure is ongoing.
11.15	The Carlos Avery Important Bird Area contains significant bird habitat therefore; proposed developments must consider measures to minimize negative visual impacts. The <a href="#">MNDOT Approved Product for Luminaries</a> should be followed as applicable when using LED luminaries.	This measure is ongoing.

**ITEM 12. WATER RESOURCES: WETLANDS**

Item No.	Mitigation Description	Update
12.1	Delineate wetlands in accordance with the Corps of Engineers Wetlands Delineation Manual and classify wetlands according to Wetlands of the United States (Circular 39) and Wetlands and Deepwater Habitats of the United States.	This mitigation measure is ongoing.
12.2	Follow sequencing process of wetland avoidance, minimization, rectification, and mitigation as outlined in the Wetland Conservation Act (WCA) if wetlands area altered.	This mitigation measure is ongoing.
12.3	Apply for applicable wetland permits to obtain authorization for wetland alterations under WCA and Section 404 prior to project construction if development activities will impact a jurisdictional wetland.	This mitigation measure is ongoing.
12.4	Mitigate areas of wetland impacts according to the requirements of the Wetland Conservation Act, US Army Corps of Engineers and the Minnesota Department of Natural Resources as applicable	This mitigation measure is ongoing.
12.5	Submit wetland permit applications and replacement plans, as appropriate, to the Minnesota Board of Water and Soil Resources, Rice Creek Watershed District, and the City of Lino Lakes.	This mitigation measure is ongoing.
12.6	Follow the requirements for wetland alterations delineated by the Rice Creek Watershed District (RCWD).	This mitigation measure is ongoing.
12.7	Minimize or avoid totally any filling of public waters through careful design.	This mitigation measure is ongoing.
12.8	Avoid impacts to state Sites of Biodiversity Significance (Rondeau Lake, Peltier Lake and Rice Lake Wetlands) and rare NPC's (ranked S1, S2, or S3). These resources may qualify as Rare Natural Communities pursuant to Minn. Rule 8420.0515 Subp.4.	This mitigation measure is ongoing.



**ITEM 13. WATER USE**

Item No.	Mitigation Description	Update
13.1	Monitor water usage and do not permit new development to proceed if it exceeds the capacity of the water supply and distribution system.	This mitigation measure is ongoing.
13.2	Construct the water supply and distribution system in accordance with Minnesota Department of Health standards and with the goals, policies, and recommendations set forth in the City's Comprehensive Water Supply Plan.	This mitigation measure is ongoing.
13.3	As necessary, amend the City's Comprehensive Water Supply Plan and Capital Improvement Plan to be consistent with any future amendments or updates to the Comprehensive Plan that would necessitate expansions or alterations to the water system.	This mitigation measure is ongoing. No updates have been needed to date for the study area.
13.4	Follow the adopted Wellhead Protection Plans for Lino Lakes and Centerville. As necessary, amend the City's Wellhead Protection Plan for new wells.	This mitigation measure is ongoing.
13.5	Require abandoned private wells to be sealed in compliance with the Minnesota Department of Health regulations.	This mitigation measure is ongoing.
13.6	Require that the installation of any private individual wells be constructed and installed in accordance with the Minnesota Department of Health regulations (Minnesota Well Code).	This mitigation measure is ongoing.
13.7	Continue to implement the City's adopted water conservation policies which are intended to attenuate peak water demands throughout the City.	This mitigation measure is ongoing.
13.8	Mitigation will be regulated through the City's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant water conservation mitigation measures prior to final approval by the City. Implementation of mitigation measures will be assured through developer agreements with the City, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
13.9	Evaluate the use of alternative water sources such as stormwater reuse for irrigation in conjunction with development and implement where feasible, sustainable, and cost-effective.	This mitigation measure is ongoing.
13.10	Conduct aquifer test pumping of new wells, when necessary.	This mitigation measure is ongoing.
13.11	Stormwater reuse for irrigation will be evaluated with each new residential development and implemented if feasible and practicable.	This mitigation measure is ongoing.

#### ITEM 14. NOISE

Item No.	Mitigation Description	Update
14.1	Developments will be evaluated for the need to implement noise mitigation methods such as setbacks, earthen berms, and noise walls	This mitigation measure is ongoing.

#### ITEM 15. WATER SURFACE USE

Item No.	Mitigation Description	Update
15.1	Consider restricting individual lake access and dock construction along public and private shorelands by encouraging the use of clustered access and dock facilities.	This mitigation measure is ongoing.

#### ITEM 16. EROSION AND SEDIMENTATION

Item No.	Mitigation Description	Update
16.1	Require project proposers to acquire NPDES/SDS General Stormwater Permit for Construction Activity from the MPCA prior to initiating earthwork.	This mitigation measure is ongoing.

16.2	Require project proposers to meet the erosion and sediment control regulations in all applicable regulations, ordinances and rules of the City, MPCA, and Rice Creek Watershed District.	This mitigation measure is ongoing.
16.3	Require project proposers to minimize runoff, improve the quality of runoff, and provide erosion control through BMPs and other low impact development techniques.	This mitigation measure is ongoing.
16.4	Provide construction oversight to ensure designed sediment and erosion control measures are being implemented.	This mitigation measure is ongoing.
16.5	Implement the Conservation Design Framework (CDF, Figure 10-3).	This mitigation measure is ongoing.

**ITEM 17. WATER QUALITY: SURFACE WATER RUNOFF**

Item No.	Mitigation Description	Update
17.3	Require stormwater management systems to be developed in accordance with the current version of the <i>Rice Creek Watershed District Rules</i> (these rules assist in achieving the goals of the Resource Management Plan – 3) and all other local, state, and federal stormwater management requirements.	This mitigation measure is ongoing. Requirements have changed slightly with local and state rule changes.

**ITEM 18. WATER QUALITY: WASTEWATER**

Item No.	Mitigation Description	Update
18.1	Monitor wastewater flows and not permit new development to proceed if it exceeds the capacity of the wastewater system.	This mitigation measure is ongoing.
18.2	Construct the major infrastructure improvements needed to expand the capacity of the wastewater system (i.e. lift stations, forcemains, and upgrades to the existing systems) in accordance with the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan.	This mitigation measure is ongoing.
18.3	Adequately phase capacity improvements.	This mitigation measure is ongoing.
18.4	Amend the Comprehensive Sanitary Sewer Plan and Capital Improvement Plan to be consistent with any amendments to the Comprehensive Plan that would necessitate expansions or alterations to the sanitary sewer system and regional capacity needs.	This mitigation measure is ongoing. No updates have been needed to date for the study area.
18.5	Each proposed development will be required to provide a detailed projection of wastewater generation and flows. These calculations will be checked by the City's Engineering Consultant.	This mitigation measure is ongoing.
18.6	The City will create a year-end report to evaluate wastewater increases by major sewer lines and overall system usage in relation to capacity. Results of this assessment will become the targets for growth for the following year.	This mitigation measure is ongoing.

**ITEM 19. SOIL AND GROUNDWATER CONTAMINATION**

Item No.	Mitigation Description	Update
19.1	Require the removal of all tanks and associated underground piping in accordance with applicable state and federal laws.	This mitigation measure is ongoing.
19.2	Require that any party that may discover residual petroleum contamination shall follow state law and report the information to the MPCA for further investigation and potential remediation.	This mitigation measure is ongoing.

**ITEM 21. TRANSPORTATION**

Item No.	Mitigation Description	Update
21.1	Create a monitoring program that closely evaluates traffic impacts from proposed developments within the AUAR area.	Traffic Impact Studies are required for proposed developments showing the impact on the transportation system and consistency with the AUAR.
21.2	<p>Implement traffic mitigation measures as development occurs within the AUAR area. Specific mitigation measures for the three development scenarios are discussed in Item 21 and depicted on Figures 21-8, 21-9, and 21-10. These mitigation measures improve overall traffic operations for the respective development scenarios. The improvements are intended to represent the minimum level of infrastructure investment that would be needed to meet acceptable level of service standards. Additional roadway and non-motorized improvements, beyond the minimum level, may be identified to accommodate specific development needs that are identified within the AUAR area. Primary improvements, regardless of land use scenario, include:</p> <p>21.2.1 Develop frontage road system in compliance with local, county, and state access management guidelines to serve local and regional traffic.</p> <p>21.2.2 Work with appropriate road authorities to reconstruct and provide additional capacity for CSAH 21.</p>	<p>CSAH 14 improvement was completed in 2009 and noted in the 2010 AUAR Update</p> <p>CSAH 54 (formerly CSAH 21) 20<sup>th</sup> Avenue North intersection improvements were completed and noted in the 2010 AUAR Update.</p> <p>I-35E Interchange reconstruction was completed in 2011. This mitigation measure is complete.</p>

Item No.	Mitigation Description	Update
	<p>21.2.3 Work with appropriate road authorities to construct Northerly Bypass with new interchanges at I-35W and I-35E (80th Street East) to improve traffic operations and access to and within the AUAR area. As recommended by FHWA and Mn/DOT, a phasing plan should be established to construct each piece of the Northerly Connector as it becomes necessary to maintain the serviceability of the transportation system.</p> <p><b><u>Phase Improvement</u></b></p> <ol style="list-style-type: none"> <li>1. <del>CSAH 14, I 35W to I 35E (funded and programmed for construction)</del></li> <li>2. <del>CSAH 14, I 35E Interchange</del></li> <li>3. CR 140 (80<sup>th</sup> Street)/I-35E Interchange</li> <li>4. CSAH 14 across Peltier Lake (Northerly Bypass/Connector)</li> <li>5. CSAH 14/I-35W Interchange</li> </ol> <p>As part of these improvements, the following steps should be taken as the opportunity is presented:</p> <ul style="list-style-type: none"> <li>• Inclusion of the northerly bypass and proposed interchanges in future transportation and comprehensive plans;</li> <li>• Coordination with Anoka County regarding the proposed Northerly Bypass alignment through Rice Creek Park Reserve.</li> <li>• Preservation of right of way through official mapping or other process;</li> <li>• Right of way dedication through the platting process.</li> </ul>	
21.3	<p>Require a traffic impact analysis for all development projects within the AUAR area. The traffic impact analysis will assist the City and other road authorities in determining the appropriate mitigation measures that are required to mitigate impacts of a specific development proposal.</p>	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
21.4	Work with appropriate road authorities to mitigate the impact of the additional traffic on the on the regional system, specifically Interstates 35W and 35E, by reconstructing each to provide a six-lane cross-section consistent with the recommendations outlined in the I-35 IRC. It should be noted that it was determined that an expansion will be necessary even without the development scenarios used in this analysis. As the interstates serve a much larger area, the projected growth of the entire Twin Cities region should warrant expansion by the year 2030.	This mitigation measure is ongoing.
21.5	Prioritize alternative travel modes within the AUAR study area and require project proposers to address alternative travel modes (e.g., buses, bicyclists, and pedestrians) by identifying appropriate accommodations.	This mitigation measure is ongoing.
21.6	Consider the need for additional infrastructure improvements (see item #21.2) in future updates or amendments to the Comprehensive Plan. Submit the plan update to the appropriate agencies (i.e., FHWA, MnDOT, Met Council, etc.).	This mitigation measure is ongoing.
21.7	Require project proposers to follow all appropriate guidelines and policies related to traffic noise and noise walls.	This mitigation measure is ongoing.
21.8	Require that site plans for each of the developments include measures such as appropriate setback distances, earthen berms, noise walls, and appropriate site design to reduce the impact of traffic noise to residential areas.	This mitigation measure is ongoing.
21.9	Continue to require the implementation of the conditions of approval for the Eagle Brook Church relating to mitigating traffic impacts.	This mitigation measure is ongoing.
21.10	Achieve effective traffic operations within the city by requiring that site plans make use of access management practices to promote safe, effective traffic flow.	This mitigation measure is ongoing.
21.11	Require project proposers to follow the Anoka County Highway Department Development Review Process Manual (updated June 2013).	This mitigation measure is ongoing and has been updated to reflect the newest manual.
21.12	Continue to coordinate capital improvement programming with applicable transportation authorities.	This mitigation measure is ongoing.

Item No.	Mitigation Description	Update
21.13	Requires project proposer to contact Metro Transit if development within the area impacts Metro Transit Route 275	This mitigation measure is ongoing.

#### ITEM 25. CULTURAL RESOURCES / FARMLANDS

Item No.	Mitigation Description	Update
25.1	<p>Consult the map that shows areas with a high potential for archaeological sites when development applications are submitted for review. Given the sensitive nature of this information, this map cannot be included in the AUAR document, nor can it be made available to the public. If a development application falls within an area that is considered to have a high potential for archaeological sites, the City will require that the following steps and procedures involved in the identification and analysis of any archaeological sites is followed prior to development:</p> <ul style="list-style-type: none"> <li>▪ Conduct a Phase I archaeological survey within the area of potential effect (APE). The objective of the archaeological fieldwork is to determine if there are archaeological sites in the areas identified as having high potential for such and define the extent of those sites that may be impacted by development plans.</li> <li>▪ Conduct a Phase II archaeological survey. If archaeological resources are uncovered within the APE that may be eligible for listing on the National Register of Historic Places (NRHP) a Phase II survey should be conducted. The objective of the investigation is to determine whether archaeological resources are eligible for listing on the NRHP.</li> <li>▪ Plan for avoidance or conduct Phase III data recovery. If a significant archaeological site is identified that will be impacted by development, avoidance is recommended. If this is not possible, then a data recovery of the site should occur.</li> <li>▪ If human remains are recovered at any time during archaeological investigation or development, all activities must stop, and consultation initiated with the Office of the State Archaeologist and Minnesota Indian Affairs Council.</li> </ul>	This mitigation measure is ongoing.



Item No.	Mitigation Description	Update
25.2	Consider preservation of agricultural heritage sites by implementing thoughtful interpretive planning. As development plans for the two Century Farms come to fruition, the City can encourage landscaping and other amenities that reflect the agricultural heritage of this city. In addition, the City can continue to reflect the agricultural heritage of the community in public buildings and gathering places (for example, City Hall reflects elements of the community's agricultural heritage).	This mitigation measure is ongoing.

#### ITEM 27. COMPATIBILITY WITH PLANS

Item No.	Mitigation Description	Update
27.1	Use the information contained in the AUAR during future considerations of updates or amendments to the adopted Comprehensive Plan and Zoning Ordinance. Any future consideration of amendments or updates to the Comprehensive Plan and Ordinances would follow the City's set procedures and guidelines for such amendments.	The City has completed the 2040 Comprehensive Plan.
27.2	Require that tools such as clustering, buffering, and/or screening be incorporated into future development plans to mitigate potential land use conflicts.	This mitigation measure is ongoing.
27.3	Any changes to Scenario 1's land use density or intensity from the 2040 Comprehensive Plan will require an amendment to the plan.	This mitigation measure is ongoing.
27.4	Development consistent with Scenario 2 will require an amendment to the plan	This mitigation measure is ongoing

#### ITEM 28. GREENHOUSE GAS (GHG) EMISSION/CARBON FOOTPRINT

Item No.	Mitigation Description	Update
----------	------------------------	--------

28.2	Developers will consider design strategies and sustainability measures that could reduce emissions.	This mitigation measure is ongoing.
28.3	On-site native landscaping to reduce potable water and pesticide use, along with the inclusion of trees and tree trenches to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect.	This mitigation measure is ongoing.
28.4	Consider providing on-site electric vehicle charging infrastructure.	This mitigation measure is ongoing.
28.5	Buildings could be designed with energy efficient appliances, equipment, and lighting.	This mitigation measure is ongoing.

## **Appendix L**

### Responses to Comments

Comment	Response
<p>May 13, 2025</p> <p>Michael Grochala City of Lino Lakes 600 Town Center Pkwy Lino Lakes, MN 55014</p> <p>Dear Michael Grochala,</p> <p>Thank you for providing the Minnesota Department of Health (MDH) with the opportunity to comment on the I-35E Corridor Alternative Urban Areawide Review (AUAR) Update. The mission of MDH is to protect, maintain, and improve the health of all Minnesotans. The careful planning and development of projects such as this one supports this mission and is an important step in ensuring health in all policies.</p> <p>MDH has the following comments for Appendix C Water Appropriation Memo of this AUAR:</p> <p>Section 11.a.ii refers to Appendix C for additional information. However, neither the response to Section 11.a.ii or Appendix C discuss depth in greater detail than “shallow groundwater”. This is a subjective description . Consider that private wells in the study area, especially pre-code wells, may be using Quaternary sand and gravel aquifers and what impacts water use, stormwater management, etc. may have on these wells and shallow groundwater.</p> <p>The response to Section 11.b.iii in Appendix C notes “approximately 90 wells within the study area” and cites the Minnesota Well Index. However, there are likely many pre-code wells within the area that are not included in the Minnesota Well Index. Stormwater management and spill response should consider all the nearby water supply wells.</p> <p>The AUAR mentions the southern portion of the study area overlaps with moderate vulnerability of the City of Lino Lakes Drinking Water Supply Management Area (DWSMA). There is no mention of the high vulnerability area around Otter Lake Road. Caution should be taken within this high vulnerability area particularly with stormwater management and spill prevention. The study area also overlaps with the moderate vulnerability of the City of Centerville DWSMA. Centerville’s Wellhead Protection Plan is noted as part of item 13.4, but should be included in the discussion.</p> <p>Impacts due to the increase in water use due to the AUAR on both the environment and existing well users are not discussed in the updated AUAR.</p> <p>Stormwater reuse is mentioned throughout the AUAR. Some of these mentions include a statement that stormwater reuse will be evaluated and implemented “where feasible, sustainable, and cost-</p>	<p>1. Information has been added to Section 11.a.ii and the Water Appropriations memo (Appendix C) with additional detail.</p> <p>2. A statement has been added to the Water Appropriations memo (Appendix C) acknowledging the possibility of pre-code unlocated wells and developer’s locating to locate and property seal any wells found during development.</p> <p>3. The City’s Wellhead Protection Plan was adopted in 2015. A 2021 evaluation of the effect of Well 6 on the DWSMA included reclassifying the entirety of the Lino Lakes DWSMA to Moderate Vulnerability based on the latest MDH guidance at that time, which will be memorialized in the City’s upcoming WHPP update. A statement has been added to the Water Appropriations memo (Appendix C) regarding Centerville’s DWSMA.</p> <p>4. The White Bear Lake Area Comprehensive Plan will offer additional information and recommendations about regional groundwater sustainability. A statement has been added to the Water Appropriations memo (Appendix C) that new municipal production wells will continue to follow the typical DNR well permitting process, including test pumping to evaluate sustainability and interference.</p>
Comment	Response

effective". Another factor to consider when evaluating and before implementation is where stormwater reuse is safe and protective of human health.

5.

Health starts where we live, learn, work, and play. To create and maintain healthy Minnesota communities, we must think in terms of health in all policies. Thank you again for the opportunity to provide comments on this I-35E Corridor Alternative Urban Areawide Review Update. Feel free to contact Anneka Munsell at (651) 201-5841 or [anneka.munsell@state.mn.us](mailto:anneka.munsell@state.mn.us) if you have any questions regarding this letter.

Sincerely,

Anneka Munsell  
Digitally signed by Anneka Munsell  
Date: 2025.05.13 09:28:04 -0500

Anneka Munsell, PE  
Source Water Protection District Hydrologist  
Environmental Health Division  
Minnesota Department of Health  
PO Box 64975  
Saint Paul, MN 55164-0975

CC:

David Bell, MDH, Environmental Review Coordinator  
John Woodside, MDH, Hydrologist Supervisor  
Steve Robertson, MDH, Source Water Protection Manager  
Abby Shea, MDH, Source Water Protection Planner

5. Comment noted. A safety evaluation has been added to the Stormwater memo (Appendix B).

Hello, it does appear that there are likely some Rare Natural Communities under WCA in this project area. We recognize this is an AUAR request and project designs may not be known. We suggest that the wetland types shown in the letter be marked as potential Rare Natural Communities that are likely to warrant avoidance.

1.

Thank you,  
Jennie

Jennie Skancke  
Wetlands Program Consultant | Division of Ecological and Water Resources

1. Narrative has been added to wildlife/plant communities (13) of AUAR Update and Item 12.8 has been added to mitigation plan.

**Comment**

**Response**



May 19, 2025

Michael Grochala  
Community Development Director  
City of Lino Lakes

Re: Lino Lakes 2025 I-35E Corridor AUAR Update

Thank you for the opportunity to provide input on the Lino Lakes 2025 I-35E Corridor AUAR Update. Rice Creek Watershed District has reviewed the draft plan and has the following suggestions.

- Page 6 of the PDF
  - The RCWD section only lists erosion control, stormwater management, and wetlands as regulatory considerations. Development in this area would also likely require compliance with floodplain management and public drainage system rules.
- Page 7 of the PDF
  - Under the Water Resources heading county/judicial ditches are not listed.
  - ACD 72, ACD 55, and portions of Clearwater Creek within the study area are also "JD3".
- Page 27 of the PDF
  - Groundwater planning related to the White Bear Lake Area Comprehensive Plan to study water supply alternatives for NE metro to allow for growth and sustain the area's surface and groundwater resources. RCWD supports efforts to protect groundwater resources and is willing to collaborate on efforts towards this goal.
- Figures 1-4 black and blue dots are not annotated. Please add to map legends.
- Appendix B, Stormwater Management Memo
  - This section highlights the abundance of Type D soils which offer poor infiltration. The District supports water reuse projects. Neighboring Centerville and Hugo have completed successful water reuse projects with the help of District funds.
  - RCWD has an approved CSMP for a portion of the study area.

1.

2.

3.

4.

5.

6.

7.

1. Floodplain Alteration and Public Drainage system approvals were included under Item 8(Permits and Approvals required).

2. County Ditches are included. In the water resources section (Item 11)

3. Judicial Ditch 3 is included in the water resources section (Item 11)

4. Language has been added to the Water appropriation memo (Appendix C) about continued collaboration between the City and RCWD on alternative water supply projects like stormwater reuse for irrigation.

5. The map legend includes all layers within map. Figures 1 - 4 do not include black or blue dots. Please reach out to the city to clarify your comment, if necessary.

6. RCWD support comment added to Stormwater memo (Appendix B).

7. CSMP referenced in Stormwater memo (Appendix B).

Comment	Response
<ul style="list-style-type: none"> <li>Table 7-Transportation 22.2.3 lists Phase Improvements, also Page 49 of the PDF, Figure 1 - Transportation             <ul style="list-style-type: none"> <li>A future road is proposed to connect CSAH 14 across Peltier Lake. Please provide additional details regarding this Improvement. 8.</li> </ul> </li> <li>Page 55 of the PDF, Table 1 - Climate Considerations             <ul style="list-style-type: none"> <li>Water Resources                 <ul style="list-style-type: none"> <li>"Developer will consider using native plants and perennials for landscaping and stormwater features will absorb water and reduce the water demand for irrigation." 9.</li> </ul> </li> <li>Consider sharing the MPCA's updated <a href="#">Plants for Stormwater Design</a> as a resource for contractors to help with native plant selection.</li> </ul> </li> </ul> <p>The District appreciates your thoughtful consideration of these comments.</p> <p>Sincerely,</p> <p>Sara Belden Project Technician Rice Creek Watershed District</p>	<p>8. The County State Aid Highway 14 Alternatives Analysis Report (2004) includes information about this alignment. When implemented, this improvement will also be subject to additional environmental review.</p> <p>9. Comment noted. Table 1 in the climate memo (Appendix J) has been updated.</p>
Comment	Response

<p>May 20, 2025</p> <p>Michael Grochala Community Development Director City of Lino Lakes 600 Town Center Pkwy Lino Lakes, MN 55014</p> <p>SUBJECT: Lino Lakes I-35E Corridor AUAR MnDOT Review #AUAR25-002 Northeastern portion of the City of Lino Lakes around both I-35E and I-35W Lino Lakes, Anoka County</p> <p>Dear Michael Grochala,</p> <p>Thank you for the opportunity to review the 2025 update to the Lino Lakes I-35E Corridor Alternative Urban Areawide Review (AUAR). Please note that MnDOT's review of this AUAR does not constitute approval of a regional traffic analysis and is not a specific approval for access or new roadway improvements. As plans are refined, we would like the opportunity to coordinate with our partners and to review the updated information. MnDOT's staff has reviewed the document and has the following comments:</p> <p><b>Water Resources</b> A MnDOT drainage permit may be required before development occurs. The permit applicant shall demonstrate that the off-site runoff entering MnDOT drainage system(s) and/or right of way will not increase. The drainage permit application, including the information below, should be submitted online to: <a href="https://olpa.dot.state.mn.us/OLPA/">https://olpa.dot.state.mn.us/OLPA/</a>. Please upload this letter with the drainage permit application.</p> <p>The following information must be submitted with the drainage permit application:</p> <ol style="list-style-type: none"> <li>1. Grading plans, drainage plans, and hydraulic calculations demonstrating that proposed flows to MnDOT right of way remain the same as existing conditions or are reduced.</li> <li>2. Existing and proposed drainage area maps with flow arrows and labeling that corresponds with the submitted calculations.</li> <li>3. Hydro CAD model and PDF of output for the 2, 10, and 100-year Atlas 14 storm events.</li> </ol> <p>Once a drainage permit application is submitted, a thorough review will be completed and additional information may be requested. Please contact Jason Swenson, Water Resources Engineering, at <a href="mailto:jason.swenson@state.mn.us">jason.swenson@state.mn.us</a> or 651-234-7539 with any questions.</p> <p><b>Transit</b> As shown in Figure 4 of this AUAR, there is a park and ride in the northwest corner of I-35 and CSAH 14/Main St that serves Metro Transit Route 275. Development in this area may have impacts to this route.</p> <p>Please coordinate with Metro Transit at the following email address if there are any impacts to bus stops in the area: <a href="mailto:Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us">Transit-BusOps-StreetSup-AssistManagers@metc.state.mn.us</a></p>	<ol style="list-style-type: none"> <li>1. Comment noted. A Drainage permit is included in the permits and approvals required table.</li> <li>2. Comment noted. Mitigation Item 21.13 requires that Metro Transit staff be contacted if an impact to the bus route is proposed.</li> </ol>
Comment	Response



Please contact Amrish Patel, Transit Advantages Coordinator, at [amrish.patel@state.mn.us](mailto:amrish.patel@state.mn.us) or 651-234-7949, with any questions.

#### Noise

MnDOT's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities having the authority to regulate land use shall take all reasonable measures to prevent the establishment of land use activities, listed in the MPCA's Noise Area Classification (NAC), anywhere that the establishment of the land use would result in immediate violations of established State noise standards.

MnDOT policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such developed areas. The project proposer is required to assess the existing noise situation and take the action deemed necessary to minimize the impact to the proposed development from any highway noise.

If you have any questions regarding MnDOT's noise policy please contact Natalie Ries in Metro District's Noise and Air Quality Unit at 651-234-7681 or [Natalie.Ries@state.mn.us](mailto:Natalie.Ries@state.mn.us).

#### Permits

Any work that affects MnDOT right of way will require an appropriate permit. All permits are available and must be applied at: <https://olpa.dot.state.mn.us/OLPA/>. Upload this letter when applying for permits.

For questions regarding permit submittal requirements, please contact Buck Craig of MnDOT's Metro District Permits Section at [buck.craig@state.mn.us](mailto:buck.craig@state.mn.us) or 651-775-0405.

#### Review Submittal Options

MnDOT's goal is to complete reviews within 30 calendar days. Review materials received electronically can be processed more rapidly. Do not submit files via a cloud service or SharePoint link. In order of preference, review materials may be submitted as:

1. Email documents and plans to [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us). Attachments may not exceed 20 MB (megabytes) per email. Documents can be zipped as well. If multiple emails are necessary, number each email.
2. Files over 20 MB can also be uploaded to MnDOT's Web Transfer Client site: <https://mft.dot.state.mn.us>. Contact [metrodevreviews.dot@state.mn.us](mailto:metrodevreviews.dot@state.mn.us), and staff will create a shared folder in which files can be uploaded to. Please send an accompanying email with a narrative for the development.

Page 2 of 3

You are welcome to contact me at [regina.burstein@state.mn.us](mailto:regina.burstein@state.mn.us) with any questions.

Sincerely,

 Regina Burstein  
2025.05.20  
17:38:22 -05'00'

Regina Burstein  
Senior Planner

3.

4.

5.

3. Comment noted. Item 17 of the AUAR Update notes the implementation of mitigation measures such as setbacks, berms, and noise walls to minimize noise impacts.

4. Comment noted. MNDOT right of way permit is included in the permit matrix.

5. Comment noted.

Comment	Response
<p>May 20, 2025</p> <p>Michael Grochala, Community Development Director City of Lino Lakes 600 Town Center Parkway Lino Lakes, MN 55014</p> <p><b>RE: City of Lino Lakes – Alternative Urban Areawide Review Update (AUAR) – I-35E Corridor</b> Metropolitan Council Review File No. 23075-1 Metropolitan Council District No. 11</p> <p>Dear Michael Grochala:</p> <p>Metropolitan Council received the I-35E Corridor AUAR Update on May 1, 2025. The AUAR represents the 5-year update required under environmental rules for a study area of approximately 4,670 acres located in the northeastern section of the City. Metropolitan Council staff completed its review of the I-35E Corridor AUAR Update to determine its accuracy and completeness in addressing regional concerns.</p> <p>Staff conclude that the AUAR Update is complete and accurate with respect to regional concerns but raises some major concerns about potential conformance issues with Council system plans and regional policies.</p> <p><b>Item 9 - Land Use, Parks</b> (Colin Kelly, 651-602-1361) The AUAR Update raises a potential conformance issue with the 2018 Rice Creek Park Reserve Long-Range Plan. "Figure 1 – Transportation" on pdf pg. 49 of the submitted AUAR Update depicts a "Future Roadway" traversing a portion of Rice Creek Chain of Lakes Park Reserve at the north end of Peltier Lake that is estimated to have between 16,000 and 35,000 Average Daily Trips (ADT) post-2040 full build. A future roadway in this location has the potential to significantly impact Rice Creek Chain of Lakes Park Reserve and as a result, further analysis is warranted. Mitigation measures need to be outlined to prevent significant environmental impacts within this area prior to any future roadway development.</p> <p>The Rice Creek Chain of Lakes Park Reserve is owned and operated by Anoka County and has a Metropolitan Council-approved master plan that was originally developed in 1975 and revised in 1999. In 2003, 2012, and 2013, the master plan was amended to adjust the boundaries of the park reserve to what is existing today. The 5,300-acre Rice Creek Chain of Lakes Park Reserve is one of the largest in the seven-county metropolitan area and contains some of the most significant native wildlife habitat and water resources in the region. It is also rich in cultural resources with several known significant archaeological sites within its boundary. As noted above, the AUAR preparer needs to outline potential impacts that warrant further analysis and they need to outline mitigation measures or procedures necessary to prevent significant environmental impacts within the area when actual development occurs, and coordinate with the regional park implementing agency, Anoka County.</p> <p>Metropolitan Council Staff offer the following additional comments for your consideration:</p> <p><b>Item 6 - Climate</b> (Shawn James, 651-602-1233) The discussion of anticipated climate trends is adequate. The project proposer should consider additional measures to mitigate the impacts of the identified climate trends. In addition to native plants, consider climate adapted vegetation to better withstand and mitigate the impacts of drought and large rain events. Project designs should consider ways to reduce impervious surfaces to help mitigate urban heat island effect and alleviate flooding. The project proposer should consider a chloride management plan to minimize the impact of increased freeze thaw cycles on water resources.</p> <p>Metropolitan Council (Regional Office &amp; Environmental Services) 390 Robert Street North, Saint Paul, MN 55101-1805 P 651.602.1000   F 651.602.1550   TTY 651.291.0904 metro council.org</p>	<p>1. The City's 2040 Comprehensive Land Use Plan identified this roadway as part of the proposed roadway system. The City also recognizes the importance of the resources located within the Rice Creek Park Reserve. Mitigation Measure 21.2 has been updated to note the need for coordination with Anoka County regarding the alignment of this future roadway. The County State Aid Highway 14 Alternatives Analysis Report (2004) includes information about this alignment. When implemented, this improvement will also be subject to additional environmental review.</p> <p>2. Comment noted. Mitigation measures added as Items 7.4 and 7.5.</p>

<p><b>Item 6 - Project Description, Forecasts</b> (Todd Graham, 651-602-1322)</p> <p>The AUAR Update presents two remaining alternative scenarios for planned land use and accompanying development. Scenario 1 includes maximum levels of 4,888 housing units, 5.1 million sq. ft. of commercial use, 12.8 million sq. ft. of industrial space. Scenario 2 includes maximum levels of 7,403 housing units, 5.3 million sq. ft. of commercial use, 10.1 million sq. ft. of industrial space.</p> <p>Should future development result in maximum levels of Scenarios 1 or 2, the result would substantially exceed citywide forecasts for Lino Lakes. The AUAR Study Area includes the eastern half of TAZs 160 and 161 (west of I-35) and all of TAZ 162 (east of I-35). In its 2040 Comprehensive Plan the City expected additions of 1,227 households, 3,200 population, and 853 jobs in these three zones during 2018-2040. Council staff may recommend a different allocation at the time of the 2050 Plan. We invite City staff to contact Met Council to discuss this.</p>	3.	<p>3. Comment noted. The development scenarios represent a full build out of the corridor. The City anticipates development timing consistent with the 2040 forecasts.</p>
<p><b>Item 9 - Land Use</b> (Emma Dvorak, 651-602-1399)</p> <p>The land uses presented in Scenario 1 appears consistent with the 2040 Comprehensive Plan. Any changes to land use, density, or intensity that deviates from the adopted comprehensive plan will require a Comprehensive Plan Amendment process independent of the AUAR, and will be subject to additional Council review.</p> <p>The land uses outlined in Scenario 2 are inconsistent with the Comprehensive Plan. Scenario 2 will require a Comprehensive Plan Amendment subject to additional Council review.</p>	4.	<p>4. Comment noted. Items 27.3 and 27.4 have been added to the mitigation plan.</p> <p>5. The City's Wellhead Protection Plan was adopted in 2015. A 2021 evaluation of the effect of Well 6 on the DWSMA included reclassifying the entirety of the Lino Lakes DWSMA to Moderate Vulnerability based on the latest MDH guidance at that time, which will be memorialized in the City's upcoming WHPP update. A statement has been added to the AUAR regarding Centerville's DWSMA and land use choices.</p>
<p><b>Item 11 - Water Resources, Water Supply</b> (Lanya Ross, 651-602-1803)</p> <p>The Final Technical Memo from WSB to the City of Lino Lakes dated April 28, 2025, recognizes the Lino Lakes Drinking Water Supply Management Area (DWSMA) in the study area. However, the AUAR Update does not – and should - include information about the <a href="#">St. Paul Priority A Drinking Water Supply Management Area</a> that extends into the southern portion of the study area (west of 35E and south of Main St.) and the <a href="#">Centerville Drinking Water Supply Management Area</a> that also extends across part of the study area. Different land uses are associated with different potential contaminants (<a href="#">see MDH Land Cover and Associated Potential Contaminant Sources summary</a>). The memo should also include how this information will be used to guide land use choices and development standards for the study area.</p>	5	<p>6. A statement has been added to the water memo (Appendix C) about future wellhead DWSMA.</p>
<p>The Final Technical Memo from WSB to the City of Lino Lakes dated April 28, 2025, notes that a future wellfield is preliminarily located within the study area. The memo must acknowledge that this will trigger the delineation of a new Emergency Response Area and DWSMA around new wells in this wellfield as well as how the consideration of future wellhead protection is being used to proactively guide land use choices and development standards.</p>	6	<p>7. A statement has been added to the water memo (Appendix C) for developers to locate and seal any unlocated wells. This is also noted in the Mitigation Plan as Mitigation Measure 13.5.</p>
<p>The Final Technical Memo from WSB to the City of Lino Lakes dated April 28, 2025, notes several known wells in the study area based on the Minnesota Well Index. However, it's important to acknowledge that unreported wells may also exist. The AUAR Update should include a commitment to search for additional wells during development and to document and properly seal both known and newly discovered wells.</p>	7	<p>8. A statement has been added to the water memo (Appendix C) for aquifer test pumping of new wells when necessary. This is also noted in the Mitigation Plan as Mitigation Measure 13.10.</p>
<p>The AUAR Update does not discuss wells located outside the study area that may be impacted by any new municipal wells in the proposed new wellfield. The AUAR Update should address what approaches will be taken to evaluate the potential for and mitigate well interference from future development (including new water supply infrastructure) in the study area.</p>	8	<p>9. Comment noted.</p>
<p>The AUAR Update (page 2) and Final Technical Memo from WSB to the City of Lino Lakes dated April 28, 2025, concludes that planned developed under both scenarios will require Lino Lakes to provide water at a rate that exceeds their current water appropriation permit limits, and that the ability to adjust those permits may be impacted by the study area's location within the North and East Groundwater Management Area and the Ramsey County District Court Order from litigation related to the White Bear Lake water level. The memo refers to a White Bear Lake Area Comprehensive Plan, which will include water supply alternatives for the Northeast Metro that could inform water supply options for the study area. That plan is expected to be complete by June 30, 2027. A revision to the AUAR Update may be required to incorporate new water</p>	9.	

supply information. In the meantime, development and redevelopment provide opportunities to conserve water and use water more efficiently and all efforts to use water more sustainably are to be commended.

**Item 17 - Greenhouse Gas (GHG)** (Shawn James, 651-602-1233)

Greenhouse Gas Emissions are adequately addressed, and the list of possible mitigation strategies is appropriate given the conceptual nature of an AUAR. With the anticipated increases to vehicle miles traveled resulting from both scenarios, Met Council staff encourages the project proposer to prioritize the installation of on-site electric vehicle (EV) charging infrastructure and/or EV ready design. In addition to energy efficiency, electrification of appliances is encouraged. GHG emissions can be further mitigated by avoiding wetland conversion and restoring wetlands where possible.

10.

**Item 18 - Transportation, Transit** (Barrett Clausen, 612-349-7596)

The AUAR Update addresses Metro Transit's I-35E & County Road 14 Park & Ride and discusses transit service to the facility in general terms. [Network Now](#), Metro Transit's framework for service improvements through 2027, outlined a plan to increase the frequency of Route 275 service to the I-35E & County Road 14 Park & Ride (within the study area of the AUAR Update). Frequency will increase from two trips to every 30 minutes during the morning and afternoon rush hours with five trips each direction. This service change will be implemented sometime before 2027. The phasing of the various improvements in the Network Now framework will be based on resource availability (both workforce and fleet) as well as which projects have the highest potential for building ridership or filling key gaps in the network.

11.

The Council will not take formal action on the AUAR Update. If you have any questions or need further information, please contact Emma Dvorak, Principal Reviewer, at 651-602-1399 or via email at [emma.dvorak@metc.state.mn.us](mailto:emma.dvorak@metc.state.mn.us).

Sincerely,



Angela R. Torres, AICP, Senior Manager  
Local Planning Assistance

CC: Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division  
Gail Cederberg, Metropolitan Council District No. 11  
Judy Sventek, Water Resources Manager  
Emma Dvorak, Sector Representative/ Principal Reviewer  
Reviews Coordinator

N:\CommDev\LPA\Communities\Lino Lakes\Letters\Lino Lakes 2025 AUAR Update I-35E Corridor 23075-1.docx

10. Mitigation Measures 28.2 and 28.4 include these recommendations.

11. Comment noted

Comment

Response



Division of Ecological and Water Resources  
Region 3 Headquarters  
1200 Warner Road  
Saint Paul, MN 55106  
May 20, 2025

Transmitted by Email

Michael Grochala  
Community Development Director  
City of Lino Lakes  
600 Town Center Parkway  
Lino Lakes, MN 55014

Dear Michael Grochala,

Thank you for the opportunity to review the Lino Lakes' I-35E Corridor Alternative Urban Area-wide Review (AUAR) Update for the project area located in Anoka County. The DNR respectfully submits the following comments for your consideration:

1.

1. Page 4, Permits and Approvals. Please note that a DNR Water Appropriation Permit is required if the water pumped exceeds 10,000 gallons in a day, and/or one million gallons in one year.

The DNR General Permit for Temporary Appropriation, with its lower permit application fee and reduced time for review, may be used for the dewatering if the dewatering volume is less than 50 million gallons and the time of the appropriation is less than one year.

2.

2. Page 6, Water Resources: This section mentions several DNR Public Waters, however please refer to the complete list of Public Waters within AUAR project area below:

- Rondeau Lake (02-15)
  - OHWL: N/A
  - Shoreland Classification: Natural Environment
- Rice Creek Marsh (02-740W)
  - OHWL: N/A
  - Shoreland Classification: None
- Peltier Lake – (02-04)
  - OWHL: 884.70ft (NGVD 1929)
  - Shoreland Classification: Natural Environment
- Unnamed Public Water Wetland (82-195W)
  - OHWL: 912.90ft (NGVD 1929)
  - Shoreland Classification: None
- Unnamed Public Water Wetland (02-545W)
  - OHWL: N/A
  - Shoreland Classification: None

1

1. The narrative in Appendix C has been updated and The DNR General Permit has been added to the Permit table.

2. The list of notable aquatic resources has been updated to include all DNR waters.



<p>3. Comment noted.</p> <p>4. The NHIS letter has been received. Mitigation Item 11.14 requires developers to request NHIS review for individual projects.</p>	<div> <div>3.</div> <div> <ul style="list-style-type: none"> <li>o Unnamed Public Water Wetland (02-100W) <ul style="list-style-type: none"> <li>▪ OHWL: N/A</li> <li>▪ Shoreland Classification: Natural Environment</li> </ul> </li> <li>o Unnamed Public Water Wetland (02-534W) <ul style="list-style-type: none"> <li>▪ OHWL: N/A</li> <li>▪ Shoreland Classification: None</li> </ul> </li> <li>o Clear Water Creek (M-059-008)</li> <li>o Hardwood Creek (M-059-009)</li> <li>o Rice Creek (M-059)</li> </ul> <p>3. Page 7, Stormwater. The DNR recommends that stormwater be used for the irrigation of the 15 acres of landscaping. The reuse of stormwater for irrigation will reduce the volume of stormwater and pollution flowing downstream of the site. In addition, the use of stormwater for irrigating landscaping will conserve valuable groundwater for use by homes.</p> <p>4. Page 9, Fish, Plant Communities, and Sensitive Ecological Resources. This section and the corresponding Appendices were completed without a Natural Heritage Review. Please see the attached May 9, 2025 Natural Heritage Review letter, and incorporate the requirements and recommendations into the list of mitigation measures in Appendix K.</p> <p>Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of endangered or threatened plants or animals, including their parts or seeds, without a permit. The May 9, 2025 Natural Heritage letter contains <b>requirements</b> to avoid impacts to state-listed species, including a rare plant survey. Plant survey plans need to be reviewed by the DNR, and survey results need to be reported to the DNR at <a href="mailto:reports.NHIS@state.mn.us">reports.NHIS@state.mn.us</a>.</p> <p>The project area contains mapped Minnesota Surveys Sites of Biodiversity Significance as well as DNR Native Plant Communities. We support the current plan to avoid these areas and prioritize these plant communities for conservation. Appendix K states that rare plant surveys will be conducted in wetlands with suitable soil prior to development. The following state-listed threatened and endangered species are known to occur in similar habitat and have been documented within five-miles of the project area.</p> <ul style="list-style-type: none"> <li>a. <i>Rubus semisetosus</i></li> <li>b. <i>Gaylussacia baccata</i></li> <li>c. <i>Rotala ramosior</i></li> <li>d. <i>Viola lanceolata</i></li> <li>e. <i>Platanthera flava</i> var. <i>herbiola</i></li> <li>f. <i>Trichophorum clintonii</i></li> <li>g. <i>Rubus stipulatus</i></li> <li>h. <i>Polygala cruciata</i></li> <li>i. <i>Xyris torta</i></li> <li>j. <i>Potamogeton bicupulatus</i></li> <li>k. <i>Carex pallescens</i></li> <li>l. <i>Rubus fulleri</i></li> <li>m. <i>Juglans cinerea</i> (Survey required)</li> </ul> </div> </div>
---	--

5. The AUAR narrative has been updated, and Mitigation Item 11.15 has been added to include the DNR's recommendation.

5.

5. Page 10, Visual. The project area is located within the Carlos Avery Important Bird Area, and contains significant bird habitat. Animals depend on the daily cycle of light and dark for behaviors such as hunting, migrating, sleeping, and protection from predators. Light pollution can affect their sensitivity to the night environment and alter their activities. In addition to the undesirable effects of upward facing lighting, the hue of lights can also affect wildlife. LED lighting has become increasingly popular due to its efficiency and long lifespan. However, these bright lights tend to emit blue light, which can be harmful to birds, insects, and fish. The DNR recommends that any projects using LED luminaires follow the [MnDOT Approved Products for luminaires](#), which limits the Uplight rating to 0. A nominal color temperature below 2700K is preferable for wildlife, and so we recommend choosing products that have the lowest number for backlight and glare (all approved products should already be 0 for Uplight).

We also recommend that all non-essential lighting be turned off during bird migration and follow the Audubon Society's Lights Out program. This program advocates for darkening all buildings and structures during the bird migration from midnight until dawn March 15 - May 31 and August 15 - Oct 31. Information on this program can be found at: <http://mn.audubon.org/conservation/lights-out-faq>.

Thank you again for the opportunity to review this document. Please let me know if you have any questions.

Sincerely,



Melissa Collins

Regional Environmental Assessment Ecologist | Ecological and Water Resources  
Minnesota Department of Natural Resources  
Phone: 651-259-5755  
Email: [melissa.collins@state.mn.us](mailto:melissa.collins@state.mn.us)

**CITY COUNCIL  
REGULAR MEETING STAFF REPORT  
AGENDA ITEM 7B**

**STAFF ORIGINATOR:** Katie Larsen, City Planner

**MEETING DATE:** July 14, 2025

**TOPIC:** Erickson Property

- i. Consider 1<sup>st</sup> Reading of Ordinance No. 13-25 Rezoning Property from R, Rural to R-2, Two Family Residential
- ii. Consider Resolution No. 25-93 Approving Preliminary Plat

**VOTE REQUIRED:** Simple Majority

---

**INTRODUCTION**

The applicant, Hampton Companies, submitted a land use application for rezoning and preliminary plat for a residential subdivision called Erickson Property. The applicant proposes to subdivide the existing lot located at 7590 20<sup>th</sup> Avenue into 14 single family lots.

Tentative Review Schedule:

Complete Application Date:	May 12, 2025
60-Day Review Deadline:	July 11, 2025
60-Day Extension Deadline:	September 9, 2025
Environmental Board Meeting:	May 28, 2025
Park Board Meeting:	June 4, 2025
Planning & Zoning Board Meeting:	June 11, 2025
City Council Work Session:	July 7, 2025
City Council Meeting:	July 14, 2025

**BACKGROUND**

The Land Use Application is for:

- Rezoning
- Preliminary Plat

This staff report is based on the following information:



- ALTA Survey prepared by Landform dated April 29, 2025
- Erickson Property Plan Set prepared by Landform dated May 12, 2025
- Stormwater Management Plan prepared by Landform revision date May 22, 2025
- Geotechnical Exploration Report prepared by Haugo Geotechnical Services dated May 6, 2025
- Narrative prepared by Landform dated May 12, 2025

This Council staff report provides edits to the July 7, 2025 Council Work Session staff report. Changes are either narratively described or shown as ~~striketrough~~ (deletions) or underlined (additions).

## **ANALYSIS**

### **Existing Site Conditions**

The existing residential lot contains a house, and several accessory structures. According to Anoka County property records, the house was built in 1922. The site topography is relatively flat with the elevations at the soil boring locations ranging from about 903 to 910 feet above mean sea level (MSL).

### **Zoning**

<b>Current Zoning</b>	R, Rural
<b>Current Land Use</b>	Rural Residential
<b>2040 Comp Plan Land Use</b>	Low Density Mixed Residential
<b>Utility Staging Area</b>	1B: 2025-2030

### **Rezoning**

The lot is currently zoned R, Rural. It will be rezoned to R-2, Two Family Residential which is consistent with land guided Low Density Mixed Residential.

### **Surrounding Zoning and Land Use**

<b>Direction</b>	<b>Zoning</b>	<b>Current Land Use</b>	<b>Future Land Use</b>
North	R, Rural	Rural Residential	Low Density Mixed Residential
South	PUD, Planned Unit Development	Vacant Residential	Low Density Mixed Residential

East	PUD, Planned Unit Development	Vacant Residential	Low Density Mixed Residential
West	R, Rural	Agricultural	Low Density Residential

### Land Use and Density

The following chart implements Met Council's formula for calculating net density.

<b>Gross Area (acres)</b>	<b>5.15</b>
Wetlands & Water Bodies	0.00
Public Parks & Open Space	0.00
Arterial ROW	(0.70)
<b>Net Area (acres)</b>	<b>4.45</b>
# of Units	14
<b>Gross Density (units/acre)</b>	<b>2.72</b>
<b>Net Density (units/acre)</b>	<b>3.15</b>

The parcel is guided low density mixed residential development and requires 3.0 to 4.0 units per net acre. The proposed net density of 3.15 units per acre is consistent with the Comprehensive Plan.

### Zoning Requirements

The lot is proposed to be zoned R-2, Two Family Residential.

<b>60ft Single Family Lots</b>	<b>R-2 Requirements</b>	<b>Proposed Plan</b>
<b>Min. Lot Size</b>	7,500 sf	7,619 – 11,506 sf
<b>Min. Lot Width</b>		
--Interior Lot	60 ft	60ft

--Corner Lot	80 ft	80 ft
<b>Min. Lot Depth</b>	125 ft	127 ft
--Double Frontage	135 ft	NA
<b>Building Setback (ft)</b>		
<b>-From Streets</b>	25 ft	25 ft
<b>-Rear Yard</b>		
--Principal	25 ft	25 ft
-Accessory	5 ft	5 ft
<b>-Side Yard</b>		
--Principal	10 ft	10 ft
--Accessory	5 ft	5 ft
<b>Buffer Abutting Arterial St</b>	15 ft wide	NA
<b>Impervious Surface</b>	65%	Evaluated w/ building permit

The proposed lots meet zoning requirements.

### **Building Requirements**

At the time of building permit, the lots will be reviewed for compliance regarding impervious surface, building footprint area, garage size, and design and construction standards. R-2 performance standards shall be met.

### **Subdivision Ordinance**

#### *Conformity with the Comprehensive Plan and Zoning Code*

The preliminary plat is consistent with the comprehensive plan for low density mixed residential development and zoning code requirements for R-2, Two Family Residential as discussed above.

#### *Blocks and Lots*

The preliminary plat contains 14 lots and 1 outlot. The outlot is for stormwater management. The outlot will be owned by an HOA and the stormwater pond will be maintained by the City.

#### *Streets and Alleys*

Osakis Street is a local road with 60 ft wide road right-of-way and 32ft wide paved road. It is an extension of the existing road within Watermark. A temporary cul de sac will be constructed on the north end. Sixty (60) ft of road right-of-way is being dedicated along CSAH 54 (20<sup>th</sup> Avenue) as required.

#### *Easements*

Standard drainage and utility easements at least ten (10) feet wide have been provided along all other lot lines and stormwater management facility.

#### *Storm Water Management and Erosion and Sediment Control*

Per the June 4, 2025 Engineering Memo, stormwater management for the Erickson Property site consists of a sedimentation basin to provide treatment. Existing and proposed discharge rates are summarized below.

<b>Pre- and Post- Development Discharge Rates (cfs)</b>				
<b>Condition</b>	<b>2-Year</b>	<b>10-Year</b>	<b>100-Year</b>	<b>10-Day Snowmelt</b>
Existing	7.36	15.00	32.57	Only needed if basins landlocked
Currently Proposed	3.08	6.02	12.35	Only needed if basins landlocked

#### *Utilities*

An 8" watermain and 10" sanitary sewer will service the lots.

#### *Public Land Dedication*

The City will require cash in lieu of land dedication.

At the July 7, 2025 Council Work Session, the Council requested all 14 lots pay park dedication fees. After consulting with the City Attorney, it was determined this would be reasonable since the existing house did not pay park dedication fees.

The Council also requested the trail be constructed at this time by the developer. The developer shall provide a cost estimate for trail construction costs. These costs will be credited. Final park dedication fees will be determined at the time of final plat.

Park Dedication Fees	
Total # of Lots =	13 <sup>a</sup> 14
x 2025 Park Dedication Fee	\$3,500
Subtotal =	<del>\$45,500</del> \$49,000
- Trail Construction Costs	TBD
<b>= Total Due</b>	<b>\$TBD</b>

~~<sup>a</sup> The existing lot/house will not be charged a park dedication fee; therefore, only 13 lots will be charged for park dedication fees.~~

### **Parks, Greenways and Trail Plan**

The proposed subdivision is within the Watermark Park neighborhood service area and additional land dedication is not required. The park plan identifies a trail along CSAH 54 (20<sup>th</sup> Avenue). A trail currently exists along the Watermark development within the road right-of-way. ~~A trail shall be graded in along the Erickson Property to tie into the existing trail. The City will install the trail at a future date.~~

At the July 7, 2025 Council Work Session, the Council requested the trail be constructed at this time by the developer.

### **Screening, Landscaping, Buffer Yards and Tree Preservation**

Per the May 28, 2025 Environmental Board staff report:

#### *Tree Preservation and Mitigation Standards*

The purpose of these standards is to protect valuable trees and stands of vegetation while not interfering with landowners' reasonable use and development of property. The goal is to minimize unnecessary loss of habitat, biodiversity, and forest resources and to replace removed trees in areas where tree cover is most critical.

A tree survey has been provided. Most of the trees on site are oak, pine, maple. Majority of the trees were planted as windbreaks from the adjacent agricultural use.

The tree inventory will need to be updated to only include significant trees and trees within the project location. The coniferous trees will need to be included by height.

The site falls primarily withing the basic use area. No mitigation is required within this area. Twelve trees are being proposed for removal within the stormwater management area. Storm

water ponding is not included within the basic use area. Mitigation will be required at a 1 to 1 ratio.

There are currently ninety (90) significant trees identified on site. Thirteen (13) are proposed to be preserved as a part of the development.

The developer is proposing planting 14 boulevard trees, one for each proposed lot. An additional 7 rear yard trees are being proposed within block 1. Staff recommends adding additional rear yard trees within block 2 to provide additional plantings and screening from the existing development.

Tree Preservation and Mitigation Standards will need to be met with future submittals.

#### *Open Areas Landscape Standards*

The developer will be required to meet open area landscape standards as part of the proposed project. Open area standards are to provide one large tree and two large shrubs per every 2500 square feet of open space. Final calculations for open area plantings will be calculated with final plat submittal to confirm final open space.

Currently the proposal does not show open space landscaping.

#### *Buffer and Screen Standards*

There is no official requirements, but city staff are looking at providing additional plantings in the rear yards for screenings from existing properties.

Double planted screening is being proposed with shrubs along the back of the property lines for block one as screening from 20<sup>th</sup> Ave. Screening should be provided on the property lines. Currently showing plantings within the outlot, this will likely cause maintenance issues in the future.

#### *Canopy Cover*

Canopy cover requirements do not apply to single-family residential developments.

#### *Foundation Landscaping*

Foundation landscaping standards do not apply to single family residential development

#### *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.

Low maintenance turf should be evaluated throughout development. Ground covers should be drought resistant to reduce the need for irrigation use.

### **Environmental Review**

The site is within the I-35E Corridor AUAR. The preliminary plat is consistent with residential development for all 3 AUAR land use scenarios.

### **Wetlands**

There are no wetlands on site.

### **FEMA Floodplain**

There is no FEMA floodplain on site.

### **Shoreland Management Overlay**

The development is not located within a Shoreland Management Overlay district.

### **Impervious Surface Coverage**

The maximum allowed impervious surface coverage per lot is 65%. The impervious coverage for each lot will be evaluated with those individual building permits and surveys.

### **Traffic Study**

A traffic analysis was completed noting that single family detached housing units average 9.43 trips per dwelling unit and the 14 lot subdivision would generate 132 daily trips. Traffic was analyzed with the Watermark development and the Erickson Property was included in the study. The proposed development is consistent with the Watermark traffic study.

### **Noise Study**

Per the applicant's narrative, this project will comply with the same findings of the Watermark Traffic Noise assessment that was conducted in March of 2016 to fulfill the requirements of the I-35E AUAR. This includes meeting the standards for noise levels found in the study for homes that are along CSAH 54 (20th Avenue). The project would need to meet the commercial noise standards (NAC-2) during nighttime hours as allowed by Minnesota Rule 7030.0050. This exemption will be met by following the three following items for all homes built along CSAH 45

(20th Ave) to meet the NAC-2 standards, instead of the residential standards (NAC-1), for nighttime hours:

1. The building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
2. The building has year-round climate control; and
3. The building has no areas or accommodations that are intended for outdoor activities.

### **Additional City and Government Agency Review Comments**

- Lino Lakes Police Department and Fire Department had no comments on the preliminary plat.
- The Environmental Board reviewed the development proposal on May 28, 2025. Their comments are summarized in the attached Environmental Memo dated May 28, 2025.
- The Planning & Zoning Board held a public hearing on June 11, 2025. There were no public comments. The Board recommended approval with a 5-0 vote.

### **Agreements**

#### *Stormwater Maintenance Agreement*

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. The City Engineer will provide the template.

#### *Development Agreement and Final Plat*

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.

### **Comprehensive Plan**

Erickson Property is consistent with the goals and policies of the comprehensive plan regarding land use, housing, economic development, transportation, local water management plan, sanitary sewer, water supply and parks, greenway and trails.

#### *Land Use Plan*

Per the 2040 Comprehensive Plan, the parcel is guided low density mixed residential development and allows for 3.0 to 4.0 units per net acre. The proposed 14 single family housing units and net density of 3.15 units per acre is consistent with the Comprehensive Plan.

#### *Growth Management Strategy*



Page 3-17 of the 2040 Comprehensive Plan details the City's Growth Management Strategy. The strategy works in conjunction with the City's utility staging plan.

The City will plan to accommodate an annual average of 230 units per year over each 5-year phasing period not to exceed 345 units in any one year. From 2010 to 2024, the City's average annual number of units is 123. This is less than the allowed 230 unit annual allocation.

The proposed 14 housing unit residential subdivision is consistent with the growth management strategy.

#### *Housing Plan*

A goal of the housing plan is to maintain existing housing stock to insure a high-quality environment in all residential neighborhoods. It is a policy to encourage in-fill housing where appropriate.

Erickson Property meets the goals of the housing plan by supporting in-fill housing.

#### *Economic Development*

The 14 lot single family residential development does not negatively impact the City's economic development plan.

#### *Transportation Plan*

A goal of the transportation plan is to ensure that streets are as safe as possible. Osakis Street is a local road and CSAH 54 (20<sup>th</sup> Avenue) is an A-Minor Arterial Reliever. Both streets have capacity to accommodate 14 new single family homes.

#### *Local Water Management Plan*

The purpose of the water management program protect, preserve, and use natural surface and groundwater storage and retention systems and prevent erosion of soil into surface water systems.

A stormwater pond, erosion control and rock construction entrance are proposed on site.

#### *Sanitary Sewer Plan*

The goal of the sanitary sewer plan is to maintain the city's residents and businesses with an affordable and safe sanitary sewer system. The development will connect to the municipal sanitary sewer system.

#### *Water Supply Plan*

A goal of the water supply plan is to provide residents and businesses with affordable potable water that is safe and of high quality for daily consumption and fire demand. The development will connect to the municipal water supply system.

#### *Parks, Greenways and Trails*

A goal and policy of the parks, greenways and trails plan is to continue to development and fund recreational activities in the City. The City will require cash in lieu of land dedication.

#### **Findings of Fact**

The findings of fact for rezoning and preliminary plat are detailed in the attached resolutions and ordinance.

#### **RECOMMENDATION**

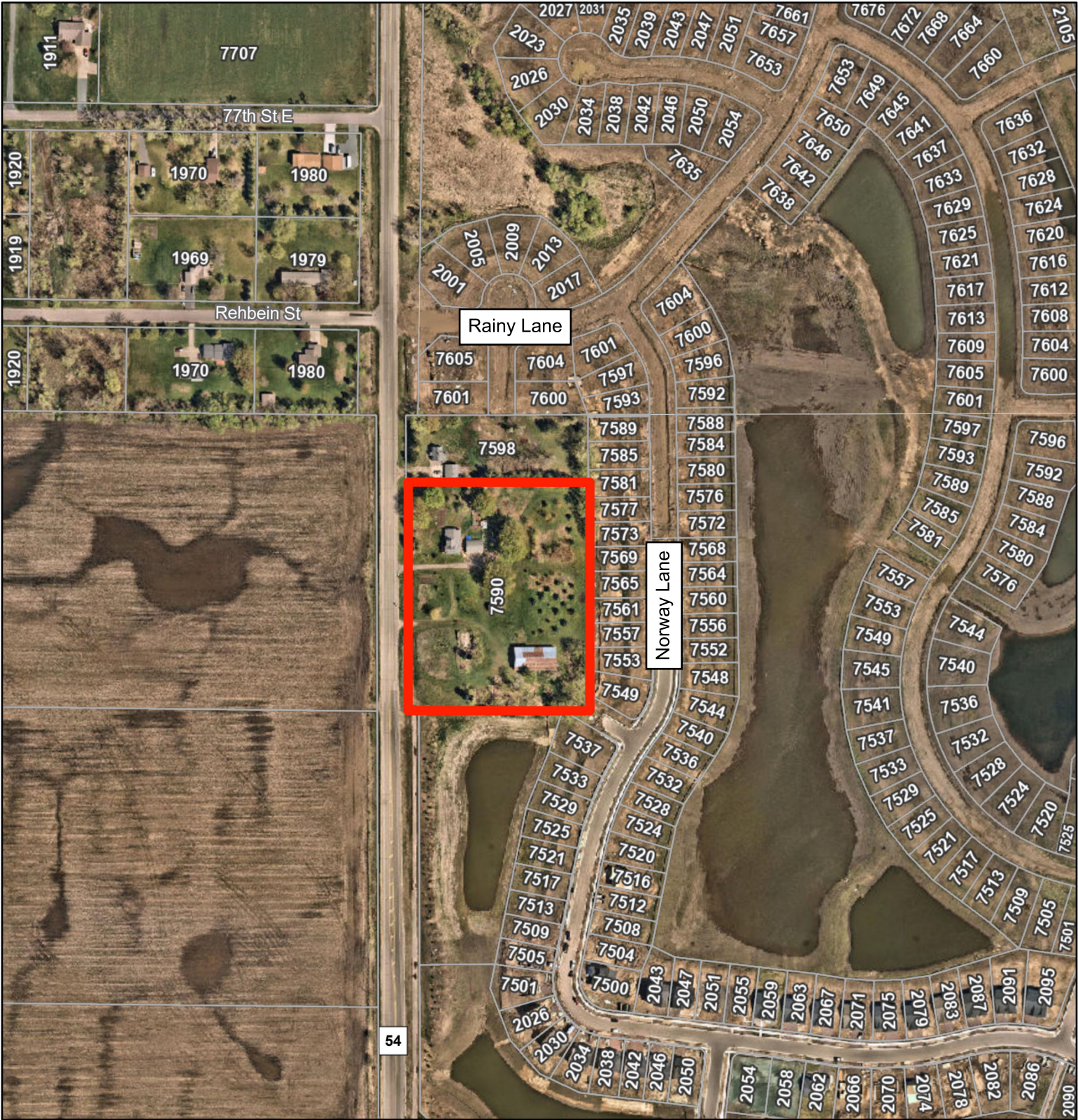
Staff recommends approval of the Erickson Property rezoning and preliminary plat with conditions as noted in the resolutions.

#### **ATTACHMENTS**

1. Site Location & Aerial Map
2. Applicant Narrative
3. Erickson Property Plan Set
4. City Engineer Memo dated June 4, 2025
5. Environmental Memo dated May 28, 2025
6. Ordinance No. 13-25 Rezoning from R, Rural to R-2, Two Family Residential
7. Resolution No. 25-93 Approving Preliminary Plat



# Site & Aerial Map-Erickson Property



1 in = 300 Ft

Address Labels



Parcels



June 4, 2025

Map Powered By Datafi





Narrative

Erickson Property

Preliminary Plat and Rezone

Prepared for:

Dan Brown

Hampton Companies

May 12, 2025



SUBMITTED TO  
City of Lino Lakes  
600 Town Center Parkway  
Lino Lakes, MN 55014



PREPARED BY  
Landform Professional Services, LLC  
105 5<sup>th</sup> Ave S, Suite 513  
Minneapolis, MN 55401

## TABLE OF CONTENTS

Introduction .....	1
Zoning Map Amendment (Rezone).....	1
Preliminary Plat.....	1
Summary .....	2
Contact Information.....	2

## Introduction

On behalf of Hampton Companies, Landform is pleased to submit this application for a Zoning Map Amendment and Preliminary Plat to allow the construction of 14 single-family homes at 7590 20<sup>th</sup> Avenue in Lino Lakes. The current 5.15-acre parcel contains an existing home and numerous outbuildings. The site is surrounded by the Watermark PUD development by Lennar to the North, East and South. Our plan is to extend the existing street grid planned for the Watermark development and provide another housing option. We are excited about the improvements proposed for this site.

## Zoning Map Amendment (Rezone)

In order to facilitate the development of this site, and to match the designation found in the 2040 Comprehensive Plan for Lino Lakes, this parcel will need to be rezoned. The parcel is currently zoned as “R- Rural” and we are requesting it be zoned to “R-2 – Two-family Residential”. The R-2 zone will allow us to develop this site in the density range found in the comprehensive plan and the existing I-35E AUAR over the area. The rezone to R-2 also more closely matches the PUD zoning and lot standards found in the surrounding Watermark development adjacent to our site.

## Preliminary Plat

We are also requesting approval of a preliminary plat for a 14-lot subdivision with 14 new single-family homes and 1 outlot for stormwater management purposes. This plat would be an extension of the Watermark development that currently surrounds it, but with a different housing look and design. This plat would not be premature as it is easily served by existing utilities and surrounded by similar density and development.

The site plan shows compliance with the R-2 zoning lot standards, and meets the other applicable landscaping, subdivision design and screening requirements. Below are some findings and important information about the plat:

1. 14 new single family home lots that comply with the lot and bulk standards found in the proposed R-2 zone that would be developed at a density of 3.15 units/acre. We are close to the minimum density due to stormwater management requirements.
  - i. Gross Area: 5.15 Acres – ROW to 20<sup>th</sup> Avenue: 0.7 Acres = Net Area: 4.45 Acres
  - ii. 14 units / Net Area: 4.45 Acres = 3.15 units/acre (3.146)
2. New dedicated ROW in addition to the existing easement for CSAH 45 (20<sup>th</sup> Avenue) to allow future road improvements and the extension of the existing trail on the west side. Additionally, this plat will remove a driveway onto the CSAH 45 (20<sup>th</sup> Avenue).
3. Stormwater improvements with plans for rainwater reuse irrigation.
4. Additional landscaping that takes advantage of the required number of trees from the Tree Preservation ordinance, and screening requirements between the rear of homes and the stormwater facilities to reduce noise and light impacts from CSAH 45 (20<sup>th</sup> Avenue).
5. A Homeowners Association (HOA) is anticipated to be created for maintenance purposes of development wide facilities.

Uniformed traffic access to and from CSAH 54 (20<sup>th</sup> Avenue) for the development is found in the extension of Osakis Street into the existing Watermark development. The 10th Edition ITE Manual stated that for Single-Family Detached Housing (210) use there is an average ADT of 9.43 trips per dwelling unit.



The plat shows 14 single-family homes, meaning an ADT of 132.02 for the entire development. However, it is our experience with homes of this size that the expected ADT overestimates total trips, and we would expect it to be closer to 115 ADT for the entire development. There is no additional increase expected for this development as a single-family home use tends to stay consistent on traffic demand and no additional density is planned or possible on this site within the next ten years.

Additionally, this project will comply with the same findings of the Watermark Traffic Noise assessment that was conducted in March of 2016 to fulfill the requirements of the I-35E AUAR. This includes meeting the standards for noise levels found in the study for homes that are along CSAH 54 (20<sup>th</sup> Avenue). The project would need to meet the commercial noise standards (NAC-2) during nighttime hours as allowed by Minnesota Rule 7030.0050. This exemption will be met by following the three following items for all homes built along CSAH 45 (20<sup>th</sup> Ave) to meet the NAC-2 standards, instead of the residential standards (NAC-1), for nighttime hours:

1. The building is constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A);
2. the building has year-round climate control; and
3. The building has no areas or accommodations that are intended for outdoor activities.

Finally, the home pads shown on the plan would meet the garage design standards found in the R-2 zone. We understand that garage design and placement is a key issue for development in Lino Lakes and want to ensure early that our lots are buildable given the design requirements. While the specific design will take place following the completion of the plat process, site plan design choices took into account all standards required for minimum garage size, shape, and location found in the R-2 zoning standards.

## Summary

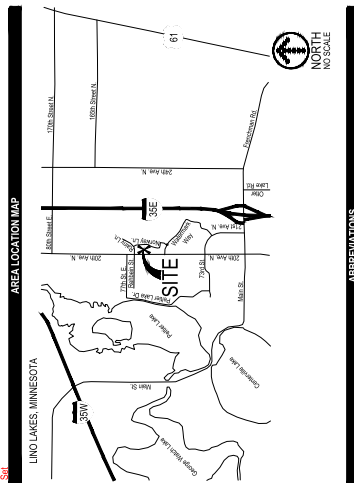
We respectfully request approval of the Zoning Map Amendment and Preliminary Plat to allow the construction of 14 single-family homes at 7590 20<sup>th</sup> Avenue in Lino Lakes. We asked to be placed on the June 11<sup>th</sup> Planning Commission and July 14<sup>th</sup> City Council Meeting as found on the 2025 Application Deadline & Meeting schedule. We are excited to work with you on this project.

## Contact Information

This document was prepared by:

Zeke Peters, AICP-C  
Landform  
105 Fifth Avenue South, Suite 513  
Minneapolis, MN 55401

Any additional questions regarding this application can be directed to Eric Luth, P.E. at [eluth@landform.net](mailto:eluth@landform.net) or 612.638.0261.

[illegible]

ERICKSON PROPERTY  
LINO LAKES, MINNESOTA

**DEVELOPER**

  
1824 BUEKLE RD.  
WHITE BEAR LAKE, MN 55110  
TEL: (651) 295-4459

**CITY**



DATE	ISSUE / REVISION	REVISION
12/07/2005	ISSUE / REVISION	ETL
<p>PROJECT: ERICKSON PROPERTY          LINO LAKES, MINNESOTA</p> <p>ISSUE / REVISION HISTORY</p> <p>CONTACT ENGINEER FOR ANY REVISIONS</p>		

**HAMPTON COMPANIES**  
100 CLEVELAND RD  
WILMINGTON, DE 19801  
TEL: 610-296-2459  
EMAIL: DAN@HAMPTONCOS.COM  
CONTACT: DAN BROWN

**PROFESSIONAL CONTRACTORS**

**CIVIL ENGINEER**  
**LANDFORM**  
 105 SOUTH FIFTH AVENUE, SUITE 510  
 LOS ANGELES, CA 90012  
 TEL 615-525-0070  
 CONTACT: ERIC LUH

**LANDSCAPE ARCHITECT**  
**LANDFORM**  
 105 SOUTH FIFTH AVENUE, SUITE 510  
 LOS ANGELES, CA 90012  
 TEL 615-525-0070  
 CONTACT: JOAN ORTIZ

**SURVEYOR**  
**LANDFORM**  
 105 SOUTH FIFTH AVENUE, SUITE 510  
 LOS ANGELES, CA 90012  
 TEL 615-525-0070  
 CONTACT: JERRID G. LEBANAGE

CIVIL LANDSCAPE SHEET INDEX & REVISION MATRIX		
SHEETS ISSUED BY DATE		
SHEET NO.	DESCRIPTION	DATE
C1	EXISTING SITE PLAN	02/21
C2	EXISTING CONDITIONS LEGAL PLAN	05
C3	NEIGHBORHOOD CONTEXT PLAN	X
C12	EXISTING SITE PLAN	X
C13	GRADING, DRAINAGE, PAVING	X
C21	LANDSCAPE PLANTING	X
C4	SANITARY SEWER & WETWEATHER PLAN	X
C41	SEWER SERVICE PLAN	X
C42	SEWER CONSTRUCTION DETAILS	X
C5	WATER SERVICE PLAN	X
C51	WATER CONSTRUCTION DETAILS	X
C6	STORM DRAINAGE PLAN	X
C61	STORM CONSTRUCTION DETAILS	X
C7	OVERFLOW DETENTION PLAN	X
C71	OVERFLOW CONSTRUCTION DETAILS	X
C72	OVERFLOW CONSTRUCTION DETAILS	X
C73	OVERFLOW CONSTRUCTION DETAILS	X
C74	OVERFLOW CONSTRUCTION DETAILS	X
C75	OVERFLOW CONSTRUCTION DETAILS	X
C76	OVERFLOW CONSTRUCTION DETAILS	X
C77	OVERFLOW CONSTRUCTION DETAILS	X
C78	OVERFLOW CONSTRUCTION DETAILS	X
C79	OVERFLOW CONSTRUCTION DETAILS	X
C8	TRAIL PRESERVATION & MITIGATION PLAN	X
C81	TRAIL PRESERVATION & MITIGATION PLAN	X
C82	TRAIL PRESERVATION & MITIGATION PLAN	X
C83	TRAIL PRESERVATION & MITIGATION PLAN	X
C84	TRAIL PRESERVATION & MITIGATION PLAN	X
C85	TRAIL PRESERVATION & MITIGATION PLAN	X
C86	TRAIL PRESERVATION & MITIGATION PLAN	X
C87	TRAIL PRESERVATION & MITIGATION PLAN	X
C88	TRAIL PRESERVATION & MITIGATION PLAN	X
C89	TRAIL PRESERVATION & MITIGATION PLAN	X
C9	LANDSCAPE DETAILS	X
C91	LANDSCAPE DETAILS	X
C92	LANDSCAPE DETAILS	X
C93	LANDSCAPE DETAILS	X
C94	LANDSCAPE DETAILS	X
C95	LANDSCAPE DETAILS	X
C96	LANDSCAPE DETAILS	X
C97	LANDSCAPE DETAILS	X
C98	LANDSCAPE DETAILS	X
C99	LANDSCAPE DETAILS	X

PRELIMINARY PLAT SUBMITTAL  
MAY 12, 2025

**C0.1**

**CIVIL & LANDSCAPE TITLE SHEET**

---







FILE NAME	C01HACI03.DWG	HAC2503
PROJECT NO.		

Tel: 612-252-9070  
Fax: 612-252-9077  
Web: landform.net

105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

From Site to Finish

EROSION CONTROL SYMBOLS	
SYMBOL	DESCRIPTION
	SALT FENCE
	COMPOST BIOLOG
	INLET PROTECTION
	EROSION CONTROL BLANKET

SYMBOL	DESCRIPTION
	NOTE REFERENCE
	PARKING STALL COUNT
	LARGE SHEET DETAIL
	COORDINATE POINT
	REVISION - ADDENDUM BULLETIN, ETC.
	REVISED AREA (THIS SIDE)

**LEGAL DESCRIPTION**

The North 666 1/2 Acre of the West 440 1/2 of the Northwest Quarter of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

BENCHMARK	
<p><b>Project Information</b>  <b>PROJECT NUMBER:</b> #02504  <b>PROJECT NAME:</b> I-75 and I-40 Interchange</p>	<p><b>File Description</b>  <b>File Name:</b> 02504.dwg  <b>File Type:</b> Spine</p>
<p><b>Location</b> = 1 mile North of Interstate Highway 35E from the junction of Interstate Highway 35E and County 14, at the intersection of Interstate Highway 35E and Interstate Highway 35E, 7.70 east of northbound Interstate Highway 35E, 7.70 east of southbound Interstate Highway 35E, 7.70 east of a bridge pier, 1.30 east of a stream bed.</p>	<p><b>Location</b> = Span 11 east end of pole, located on West side of property.  <b>Elevation</b> = 860.22 (NAVD 88)</p>

## RELEVANT SPECIFICATIONS AND ORDER OF PRECEDENCE

There is a conflict between or among any of the terms provisions of the Contract Documents, the Contract Documents shall be governed by the following order of precedence. The contract documents shall be read and the order documents shall be followed in general, unless otherwise directed in writing by the Engineer. The following order of precedence shall apply from highest precedence (1) to lowest (7).

1. City of Atlanta Specifications and Detail Manual
2. MCOT Specifications for Construction
3. Georgia Department of Transportation (GDOT) Specifications
4. Georgia State Contract
5. Plans
6. General Notes
7. Bid Proposal

EXISTING	DESCRIPTION	SYMBOLS	NEW	DESCRIPTION
	MAJOR CONTOUR			MAJOR CONTOUR
	MINOR CONTOUR			MINOR CONTOUR
	SPOT ELEVATION			SPOT ELEVATION
	BUILDING			BUILDING
	CANOPY/ OVERHANG			CANOPY/ OVERHANG
	CONCRETE			CONCRETE
	RETAINING WALL			RETAINING WALL
	LANDSCAPING			LANDSCAPING
	GRAVEL			GRAVEL
	PAVING BLOCK			PAVING BLOCK
	STORM SEWER LINE			STORM SEWER LINE
	SANITARY SEWER LINE			SANITARY SEWER LINE
	WATER MAIN			WATER MAIN
	OVERHEAD ELECTRIC			OVERHEAD ELECTRIC
	UNDERGROUND TELEPHONE			UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC			UNDERGROUND FIBER OPTIC
	GAS LINE			GAS LINE
	CONCRETE CURB			CONCRETE CURB
	FENCING			FENCING
	RETAINING WALL			RETAINING WALL
	IRON 1 1/2" PIPE			IRON 1 1/2" PIPE
	STORM SEWER LINE			STORM SEWER LINE
	SANITARY SEWER LINE			SANITARY SEWER LINE
	WATER MAIN			WATER MAIN
	GAS PIPE			GAS PIPE
	GAS METER			GAS METER
	TRANSFORMER			TRANSFORMER
	WATER 8" OFF VALVE			WATER 8" OFF VALVE
	TRAFFIC SIGN			TRAFFIC SIGN
	FLAG POLE			FLAG POLE

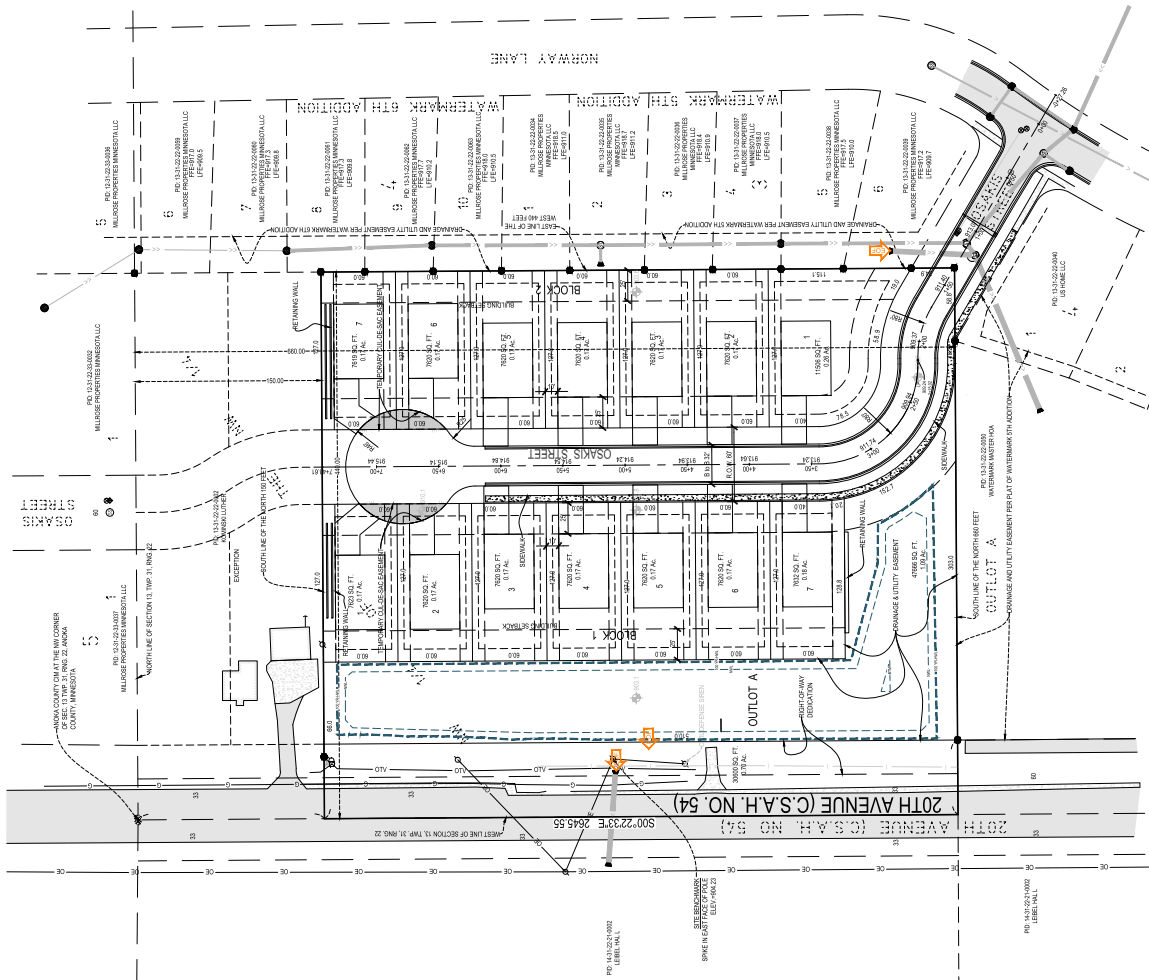
THREE	③
TRAIL LINE	~~~~~
STORMWATER	~~~~~
SANITARY MANHOLE	○
CATCH BASIN	■
FIRE HYDRANT	◆
WATER VALVE	●
FLARED END SECTION	▼
MANHOLE	⊕
NOTE NUMBER	①
METALGAGED DISTANCE	(M)
DISTANCE PER RECORDING PLAT	(P)
SOIL BORING	⊕





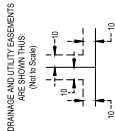




[illegible][illegible]



Area (Acres)	Area (SF)	Parcel	200% Area (C.S.A.H. No. 54)
30,600	0.70	R.O.W. Dedication	
7,620	0.18	Block 1, Lot 1	
7,620	0.17	Block 1, Lot 2	
7,620	0.17	Block 1, Lot 3	
7,620	0.17	Block 1, Lot 4	
7,620	0.17	Block 1, Lot 5	
7,620	0.17	Block 1, Lot 6	
7,632	0.18	Block 1, Lot 7	
11,906	0.28	Block 2, Lot 1	
7,620	0.17	Block 2, Lot 2	
7,620	0.17	Block 2, Lot 3	
7,620	0.17	Block 2, Lot 4	
7,620	0.17	Block 2, Lot 5	
7,620	0.17	Block 2, Lot 6	
7,619	0.17	Block 2, Lot 7	
47,866	1.09	Outlet A	

AREA SUMMARY				
Existing	228,037	±1	4.00	±c.
Previous	15,466	±1	0.350	±c.
Improvised				6.8%
Total	243,503	±1	5.15	±c.
				152.9%
Proposed				
Previous	66,666	±1	1.53	±c.
Improvised	25,979	±1	3.12	±c.
Total	92,645	±1	4.65	±c.
				39.7%
				29.7%
				103.6%



Being 10 feet in width and adjoining lot lines, unless otherwise shown and 10 feet in width and adjoining right of way lines as shown on the plat.

**811** Know what's Below.  
Call before you dig.



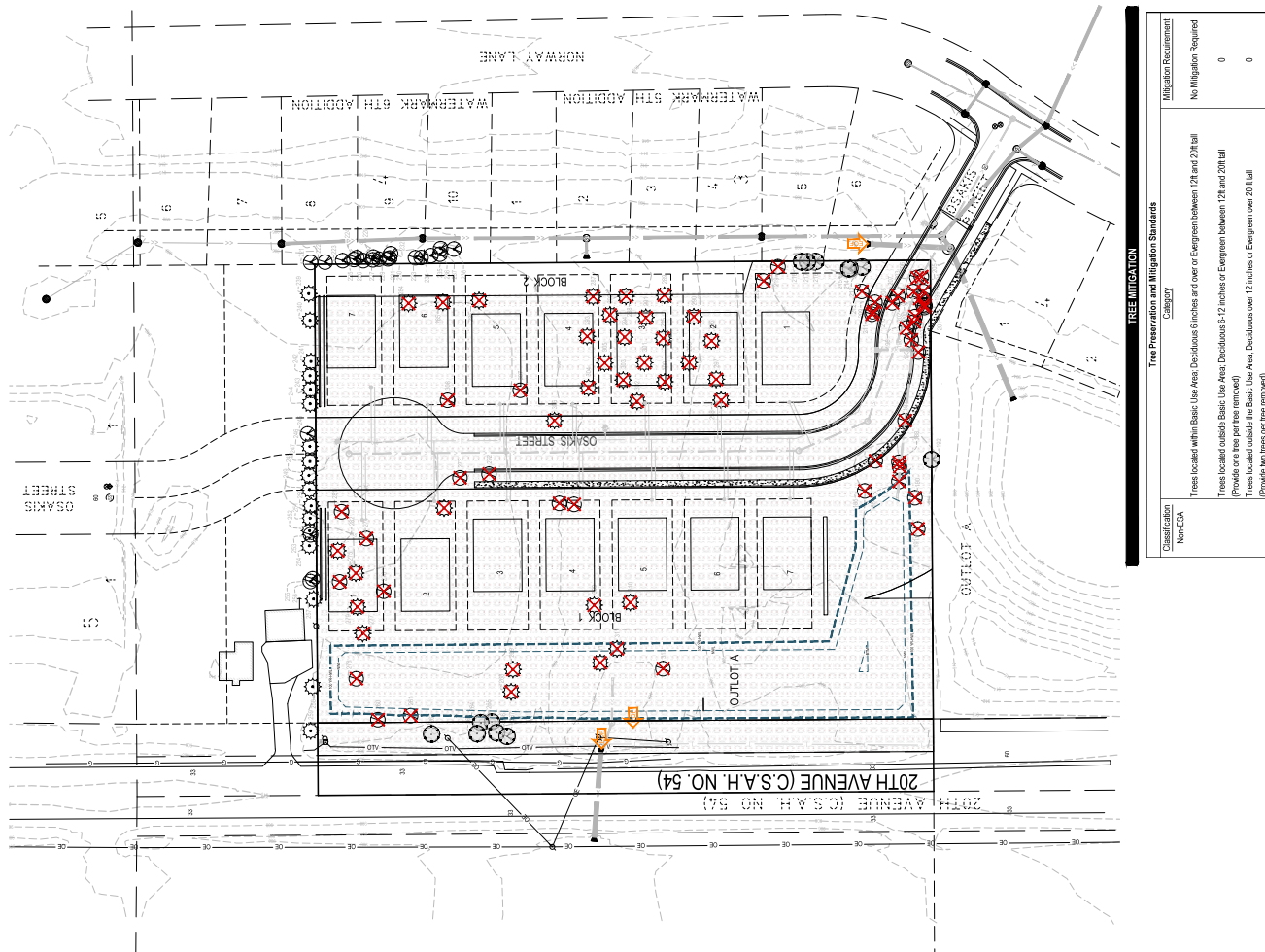
0 50 100

feet

NORTH







Classification	Tree Preservation and Mitigation Standards	Mitigation Requirement
Non-ESA	Category	
	Trees located within Basic Use Area: Deciduous 6 inches and over/ Evergreen between 12 inches and 20 inches	No Mitigation Required
	Trees located outside Basic Use Area: Deciduous 6-12 inches/ Evergreen between 12 inches and 20 inches	0
	(Provide one tree per foot removed)	
	Trees located outside the Basic Use Area: Deciduous over 12 inches/ Evergreen over 20 inches	0

Year	Month	Day	Event	Location	Notes	Score	Rank
1950	Jan	1	1st	1st	1st	100	1
1950	Jan	2	2nd	2nd	2nd	95	2
1950	Jan	3	3rd	3rd	3rd	90	3
1950	Jan	4	4th	4th	4th	85	4
1950	Jan	5	5th	5th	5th	80	5
1950	Jan	6	6th	6th	6th	75	6
1950	Jan	7	7th	7th	7th	70	7
1950	Jan	8	8th	8th	8th	65	8
1950	Jan	9	9th	9th	9th	60	9
1950	Jan	10	10th	10th	10th	55	10
1950	Jan	11	11th	11th	11th	50	11
1950	Jan	12	12th	12th	12th	45	12
1950	Jan	13	13th	13th	13th	40	13
1950	Jan	14	14th	14th	14th	35	14
1950	Jan	15	15th	15th	15th	30	15
1950	Jan	16	16th	16th	16th	25	16
1950	Jan	17	17th	17th	17th	20	17
1950	Jan	18	18th	18th	18th	15	18
1950	Jan	19	19th	19th	19th	10	19
1950	Jan	20	20th	20th	20th	5	20
1950	Jan	21	21st	21st	21st	0	21
1950	Jan	22	22nd	22nd	22nd	-5	22
1950	Jan	23	23rd	23rd	23rd	-10	23
1950	Jan	24	24th	24th	24th	-15	24
1950	Jan	25	25th	25th	25th	-20	25
1950	Jan	26	26th	26th	26th	-25	26
1950	Jan	27	27th	27th	27th	-30	27
1950	Jan	28	28th	28th	28th	-35	28
1950	Jan	29	29th	29th	29th	-40	29
1950	Jan	30	30th	30th	30th	-45	30
1950	Jan	31	31st	31st	31st	-50	31
1950	Feb	1	1st	1st	1st	-55	32
1950	Feb	2	2nd	2nd	2nd	-60	33
1950	Feb	3	3rd	3rd	3rd	-65	34
1950	Feb	4	4th	4th	4th	-70	35
1950	Feb	5	5th	5th	5th	-75	36
1950	Feb	6	6th	6th	6th	-80	37
1950	Feb	7	7th	7th	7th	-85	38
1950	Feb	8	8th	8th	8th	-90	39
1950	Feb	9	9th	9th	9th	-95	40
1950	Feb	10	10th	10th	10th	-100	41
1950	Feb	11	11th	11th	11th	-105	42
1950	Feb	12	12th	12th	12th	-110	43
1950	Feb	13	13th	13th	13th	-115	44
1950	Feb	14	14th	14th	14th	-120	45
1950	Feb	15	15th	15th	15th	-125	46
1950	Feb	16	16th	16th	16th	-130	47
1950	Feb	17	17th	17th	17th	-135	48
1950	Feb	18	18th	18th	18th	-140	49
1950	Feb	19	19th	19th	19th	-145	50
1950	Feb	20	20th	20th	20th	-150	51
1950	Feb	21	21st	21st	21st	-155	52
1950	Feb	22	22nd	22nd	22nd	-160	53
1950	Feb	23	23rd	23rd	23rd	-165	54
1950	Feb	24	24th	24th	24th	-170	55
1950	Feb	25	25th	25th	25th	-175	56
1950	Feb	26	26th	26th	26th	-180	57
1950	Feb	27	27th	27th	27th	-185	58
1950	Feb	28	28th	28th	28th	-190	59
1950	Feb	29	29th	29th	29th	-195	60
1950	Feb	30	30th	30th	30th	-200	61
1950	Mar	1	1st	1st	1st	-205	62
1950	Mar	2	2nd	2nd	2nd	-210	63

## TREE INVENTORY

- [illegible]

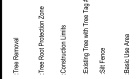
## LANDSCAPE NOTES

2. Contact UNITY Service providers for field location of services 72 hours prior to beginning.

## DEMOLITION AND CLEARING NOTES

- Other parents in attendance, waiting, and disappointed upon a beginning.
- Consent of all persons provided on the field location at services 72 hours prior to beginning development and closing.
- See Bessel C [1] for evidence regarding and sufficient control methods that must be in place prior to distribution to staff.
- Demonstrated steps for removal are appropriate. Contradict with new structures to ensure appropriate removal of existing facilities.
- Complete demonstration with minimal disruption of activities. Coordinate new construction with regulatory authority and pending building permits to address emergency response procedures.
- Possible barricade, walls, signs, traffic cones, and other materials necessary for protection and safety of the public and maintain thorough communication.
- Additional information needed includes: need for additional road and emergency procedure during construction; criteria used for selection of contractors; and cost estimates.

13



## RESERVATION NOTES

- [illegible]

## CERTIFICATION

honestly confess that this plan was proposed by me, or under my direct supervision, and that I am solely Licensed Landbroker And/or under the laws of the state of ~~California~~ ~~California~~.

John C. Olin  
Course No. \_\_\_\_\_ Date \_\_\_\_\_  
Name \_\_\_\_\_

IF THE STAMP, SEAL, OR FOUR LINES DIRECTLY ABOVE ARE NOT VISIBLE, THIS SHEET HAS BEEN REPRODUCED BEYOND INTENDED REPRODUCTION AND IS NOT BEING A VALID DOCUMENT. PLEASE CONTACT

PRELIMINARY PLAT SUBMITTAL  
MAY 12 2025

MAY 12 2025

LANDFORM

105 South Fifth Avenue  
Suite 513  
Minneapolis, MN 55401

Tel: 612-252-9070  
Fax: 612-252-9077  
Web: [landform.net](http://landform.net)

FILE NAME	L100HAC003.DWG
PROJECT NO.	11000000

PROJECT NO. PAC25003

PLAN 111







137

Landowners and Site by Forest® are registered service marks of Landform Holdings, Inc.










PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MATURE SIZE	PLANTING SIZE	ROOT CONDITION

TREES		SHRUBS	
CEOC	7		<i>Celtis occidentalis</i> / Common Hackberry
QUBI	4		<i>Quercus bicolor</i> / Swamp White Oak
TIAM	3		<i>Tilia americana</i> / American Linden
ULAD	7		<i>Ulmus americana</i> / Dahurian #2 / Dahurian #2 American Elm
COSA	70		<i>Cornus sanguinea</i> / Winter Flame / Winter Flame Bloodleaf Dogwood
SYVU	70		<i>Syringa vulgaris</i> / Common Lilac

Screening to consist of shrub spacing 6 feet on center, and two rows 5 feet apart and offset in order to make a trailing spacing pattern.

- Screening to consist of shrub spacing 6 feet on center, and two rows 5 feet apart and offset in order to make a triangle spacing pattern.

## LEGEND

- | Seed mix   | Seed mix  | Seed mix   | Seed mix  | Seed mix  |
|--|---|--|---|---|
| INNS2 35-42; Mead Prairie Softfint.<br>Eurasian sparrowhawk.<br>With annual control mix. | INNS2 35-42; Meadow Brown (BMP) Mix.<br>Seed at rate of 41.7 lb/acre.<br>With annual control mix. | INNS2 35-42; Early Vantage - SI (Primarily MI).<br>Seed at rate of 66 lb/acre.<br>With annual control mix. | INNS2 35-42; Southern Broomrape - SB (Primarily MI).<br>Seed at rate of 66 lb/acre.<br>With annual control mix. | Seed<br>INNS2 35-42; Meadow Brown (BMP) Mix.<br>Seed at rate of 41.7 lb/acre.<br>With annual control mix. |
|         |                  |                           |                                |                          |
| 5<br>17  | 5<br>17   | 4<br>17  | 4<br>17   | 4<br>17   |

## GENERAL

- [illegible]

## GENERAL NOTES

## LANDSCAPE NOTES

- [illegible]

## DEVELOPER

24 BUERKLE RD.  
BEAR LAKE, MN 55009  
L: (651)-295-2459

CITY



## PROJECT

ERICKSON  
PROPERTY

## REVISION HIS

DATE	EDUC / PREVIOUS	REVIEW

**CONTACT ENGINEER FOR ANY PRIOR HISTORY**

\_\_\_\_\_  
NO SIGNATURE

\_\_\_\_\_  
NO SIGNATURE

\_\_\_\_\_  
NO SIGNATURE

## CERTIFICATION

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of INDIANA.

I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Landscape Architect under the laws of the state of MISSISSIPPI.

John C. Olin  
License No. \_\_\_\_\_  
Expiry Date \_\_\_\_\_

IF THE DISAMBUING SEAL OR FOUR LINES DIRECTLY ABOVE ARE NOT  
VISIBLE, THIS SHEET HAS BEEN PRODUCEED BY AN UNTRUSTED  
SOURCE.

PRELIMINARY PLAT SUBMITTAL  
MAY 12, 2025

MAY 12, 2025  
 NEXT FEAT SUBMITTAL

105 South Fifth Avenue  
Tel: 612-252-9070

Suite 513  
Minneapolis, MN 55401  
Fax: 612-252-9071  
Web: [landform.net](http://landform.net)

FILE NAME	L200HAC003.DWG
-----------	----------------

PROJECT NO. HAIC25000

LANDSCAPE PLANNING PLAN

121

1000

Landbom® and Old N. Field® are registered service marks of Landbom, Inc. Page 2250



## Memorandum

**To:** Katie Larsen, Lino Lakes City Planner

**From:** Kris Keller PE, WSB  
Diane Hankee PE, Lino Lakes City Engineer

**Date:** June 4, 2025

**Re:** Erickson Property  
Preliminary Plat Review  
030542-000

---

WSB's review of the Preliminary Plat for the Erickson Property development in Lino Lakes, MN, prepared by Landform and received May 12, 2025. Our comments were made on the following documents:

- Erickson Property Preliminary Plan and Plat prepared by Landform, dated May 12, 2025.
- Erickson Property Stormwater Management Plan prepared by Landform, dated May 12, 2025.

The following review comments should be responded to in writing by the applicant. There are additional redline comments on the plan set that should be responded to as well. Not all redline comments are in the review memo.

### Engineering

- **General**

The Erickson Property development is approximately 5 acres which extends a stubbed street (Osakis Street) from the Watermark (5<sup>th</sup>) Development on the east side of CSAH 54 (20<sup>th</sup> Avenue). The current project proposes 14 single family lots and associated infrastructure.

- **Grading**

The Erickson Property Development includes site grading for the 14 homes as well as the extension of Osakis Street and driveways.

Comments:

1. Provide EOF elevations, locations and routes for all low points in the paved and greenspaces.
2. Show all high and break points
3. Label all inlet elevations
4. Replace the eastern existing FES with CBMH and utilize the existing rear swales from Watermark 5th/6<sup>th</sup> (see redline comments) eliminating the proposed swale on the Erickson Property lots.
  - a. Consider removing FES and pipe and converting STMH to CBMH



- b. Minimum freeboard requirement between EOF and proposed/existing Lowest Opening Elevations (LOE) is 1'
  - c. Utilize current grading as-builts/plans for Watermark
- 5. Drainage from one lot to another requires drainage and utility easement
- 6. Propose future 'ghost' grading including roadway for remaining area between Erickson Property and Watermark 6th to justify temporary retaining walls and how they will be removed in the future
  - a. Further discussion regarding retaining wall location, ownership, and future maintenance will be required
  - b. Retaining walls exceeding 4' in height shall require a plan prepared by a Minnesota licensed structural engineer submitted for review and approval by the Building Official prior to permit issuance
    - i. Provide fences for safety as required.
- 7. Driveways/Garages will need to be on the southern sides of the two most northern lots with the temporary cul de sac.

• **Stormwater Management**

Stormwater management for the Erickson Property site consists of a sedimentation basin to provide treatment. Existing and proposed discharge rates are summarized below.

Pre- and Post- Development Discharge Rates (cfs)				
Condition	2-Year	10-Year	100-Year	10-Day Snowmelt
Existing	7.36	15.00	32.57	Only needed if basins landlocked
Currently Proposed	3.08	6.02	12.35	Only needed if basins landlocked

Comments:

1. This development falls within the Northeast Drainage Area Comprehensive Stormwater Management Plan (CSMP) area and as such is beholden to additional rate control and volume reduction requirements.
2. The pond south of this development was constructed with the Watermark development and designed to include runoff from the Erickson Property. If rates are reduced or maintained from existing conditions, volume control provided in the form of stormwater reuse, and water quality treatment provided by the proposed pond, it is recommended to overflow the onsite pond south to the existing Pond 500 (NWL 899, HWL 904.3). This allows the proposed development to meet CSMP rate control requirements by utilizing the existing Watermark system that already meets requirements.
3. Why does PB-3 have water surface land cover modeled in HydroCAD?
4. The pond EOF must include riprap stabilization.
5. The modeled pond EOF of 906.5 does not reflect the EOF of 905.57 in the plans.
6. A detail must be provided for the pond outlet control structure.
7. The 10' aquatic bench should continue around the entire pond. If that is not feasible, the bench should at least be on the eastern side of the basin to provide a safety bench for residents.
8. Provide calculations demonstrating spread at the catchbasin low points is 10' or less for the 3-year storm event.

9. Rational method pipe capacity calculations must be provided showing storm sewer is sized to convey the 10-year storm event. The minimum pipe diameter is 15".
10. The storm sewer draining to the pond must be raised to outlet at the pond NWL of 904.
11. The pipe between the catchbasins is 18" diameter, but the pipe to the pond is 15" diameter. Resize one or the other to avoid flow constriction.
  - a. This pipe sizing also does not match the pipes modeled in HydroCAD.
12. Confirm constructability of MH-119 as a 2x3 structure based on proposed pipe sizes and alignments.
13. Mesic prairie seeding should continue down to the BMP NWL instead of southern boulevard.

- **Water Supply**

The proposed Erickson Property water system extension is consistent with the original Watermark preliminary plat. This development will be served by 8- inch diameter ductile iron pipe (DIP) water main which was stubbed with the Watermark 5<sup>th</sup> Addition and with 1-inch Type K copper services being extended to each lot. A future 8" stub will be provided on the north end to connect to the 8" water stub provided on Osakis Street with the Watermark 6<sup>th</sup> Addition in the future.

Comments:

1. Provide utility profiles
2. Call out all utility crossings
  - a. Maintain minimum 18" separation
  - b. Insulate when separation between water (services/main) and storm sewer is less than 36"
3. Show existing watermain along Norway Ln
4. Test the existing gate valve in Norway Ln
  - a. If holding, utilize the existing gate valve in Norway Ln for testing
    - i. Do not connect to existing with a gate valve
  - b. Otherwise, remove watermain back to and including existing gate valve
    - i. Connect to existing with new 8" gate valve at that location
5. Utilize current utility as-builts/plans for Watermark 5<sup>th</sup> and 6<sup>th</sup> Additions

- **Sanitary Sewer**

The proposed Erickson Property sanitary sewer is generally consistent with the original Watermark preliminary plat. Originally this street was to be served from the north with an 8" stub from Rainy Lane as part of the Watermark 6<sup>th</sup> Addition but, due to the northern most property in the stretch not participating, the segment will now need to be served from the existing sanitary sewer in Norway Lane which was installed as part of Watermark 5<sup>th</sup> Addition. This development will be served by 8- inch diameter poly-vinyl chloride (PVC) pipe along with 4-inch diameter Schedule 40 PVC service pipe to each lot.

Comments:

1. Provide utility profiles
2. Create a detail for connection to existing sanitary sewer main with sanitary manhole
  - a. Describe process for maintaining existing sanitary sewer, watermain, and storm sewer service as well as vehicle access during construction

- b. Review impact of proposed sanitary sewer main on existing storm sewer and watermain
      - i. Provide how existing utilities will be protected during installation or salvaged and reinstalled or removed and replaced
      - ii. Possible redesign/realignment of storm sewer
  3. The sanitary sewer segment between MH-117 and MH-116 should be 8" PVC SDR 26
    - a. All other sanitary sewer main should be 8" PVC SDR 35
    - b. The minimum required slope is 0.40%
  4. Update all details C7.X/X shown on the plans
  5. Install 8" future sanitary sewer plug to the north of MH-113

- **Transportation**

The proposed roadway is consistent with the original Watermark preliminary plat. The work in this development includes extending Osakis Street, proposed to be 32' wide from back-of-curb to back-of-curb, and installing a temporary cul de sac on the north end. The termination of the curb will need to be further discussed with Public Works/Engineering.

**Trails and sidewalks**

A sidewalk is proposed along the west side of the road consistent with the original Watermark preliminary plat. The termination point of the sidewalk will need to be further discussed with Public Works/Engineering.

Comments:

1. Show the restoration limits as a result of the proposed sanitary sewer connection (full-width)
2. Include type 3 barricades and future thru street sign at the north end of the temporary cul de sac
  - a. Provide protection for the temporary hydrant
3. Further discussions of extending the existing bituminous trail or grading for a future trail along the east side of CSAH 54 (20<sup>th</sup> Avenue) are needed
4. Utilize current street as-builts/plans for Watermark 5<sup>th</sup> and 6<sup>th</sup> Additions

- **Wetlands and Mitigation Plan**

Site disturbances are in an upland location and wetland impacts are not proposed.

- **Landscaping**

A Landscape Plan for Erickson Property development has been submitted and will be reviewed by staff and the City's Environmental Coordinator. The Environmental Coordinator will provide separate comments.

- **Floodplain**

No floodplain impacts are proposed on site.

- **Drainage and Utility Easements**

Roadways are proposed within right-of-way and lots include standard drainage and utility easements. Larger drainage and utility easements will be required to be provided over any utilities outside the right of way and any surface water management features

Comments:

1. Provide additional easement for the temporary cul de sac
2. Provide additional easement for drainage from one property to another

- **Development Agreement**

A development agreement will be required with the final plat.

- **Grading Agreement**

Grading agreement not required at this time.

- **Stormwater Maintenance Agreement**

Private stormwater facilities will be maintained through a Declaration for Maintenance of Stormwater Facilities. The City of Lino Lakes shall be party to the Declaration. City Engineer to provide template.

- **Permits Required**

Required permits may include some of the following and others:

1. NPDES General Construction Permit
2. City of Lino Lakes Zoning Permit for Construction
3. Minnesota Pollution Control Agency Sanitary Sewer Extension Permit
4. Minnesota Department of Health
5. Rice Creek Watershed District Permit
6. US Army Corps of Engineers Section 404 Permit

If you or the applicant have any questions regarding these comments, please contact Kris Keller at (612) 419-3083 or [kkeller@wsbeng.com](mailto:kkeller@wsbeng.com). You may also contact Diane Hanke at (651) 982-2430 or [dhankee@linolakes.us](mailto:dhankee@linolakes.us).



## Environmental Memo

To: Katie Larsen, City Planner  
From: Tom Hoffman, Environmental Coordinator  
Date: May 28, 2025  
Re: Environmental Comments – Erickson Properties Preliminary Plat

---

Environmental Board had recommended the following at their May 28, 2025 meeting:

1. Stormwater management to be reviewed by City Engineer
  - a. Use of stormwater for irrigation purposes for the site should be evaluated and if feasible required as part of site development. Larger stormwater ponds constructed for fill should be evaluated for water reuse.
  - b. Infiltration is required to be shown where feasible based on soil borings. If infiltration is not feasible follow the Minimum impact design standards (MIDS)) as designed by the MPCA
2. EOF should be shown as stabilized rock to prevent erosion of the stormwater pond.
3. Low maintenance turf should be evaluated throughout development. Ground covers should be drought resistant to reduce the need for irrigation use.
4. Provide a tree inventory for the site showing only significant deciduous trees of 6" in dbh or larger. Coniferous trees are measured by height, coniferous trees over 12' would be considered significant.
  - a. Coniferous trees should be measured by height not DBH.
  - b. Remove off-site trees from the final tree inventory
  - c. Mitigation table provided for trees outside of basic use.
5. On section 4.1, bold or change the color of the tree tags to be visible.
6. Current plans show Twelve (12) trees being removed for storm water ponding. Stormwater ponding is not included under the basic use area and therefore mitigation will be required of those removals.

7. Sheet L7.1 shows coniferous tree planting detail. No coniferous trees are being shown on the planting tables. Remove this detail if not in use.
8. On Block one lot one and block two lot seven, the trees are planted outside of the boulevard. The city is okay but noted there will not be future planting there.
9. Trees that are to be preserved should show tree protection (snow fence or silt fence) around the trees during construction.
10. Provide plantings in the rear of block two for screening from adjacent existing homes.
11. Provide calculations for open space requirements. 1 large tree and 2 large shrubs are required for every 2,500sf of open space.
12. Shrubs located in the rear lots of block 1 should be planted within the property boundaries for screening. Open space requirements will require the planting of shrubs within the outlot as well.
13. Seed mixes should be updated to MNDOT seed mix design numbers for final plans. Please provide more site-specific mixes for each location
14. Add inlet protection to catch basins on corner of Osakis and Norway lane
15. Add inlet protection to storm manholes adjacent to project site.
16. Provide redundant perimeter control along east boundary of project site adjacent to existing storm sewer.
17. The project will disturb more than an acre of soil and will be required to obtain an NPDES permit. Proof of permit should be required before construction.
  - a. A SWPPP shall be required in additional submittals as required by the MPCA meeting sections 5.2-5.26
  - b. Final erosion and sediment control will be reviewed with future submittals
18. The project site falls within the I-35E AUAR study area. The proposed development will be required to meet all requirements of the AUAR including mitigation measures.
19. Tree removal should be completed in the fall or winter to minimize impacts to migrating or nesting bat populations

20. Provide a Blandings turtle mitigation plan, surmountable curb is provided to allow turtles access off of the roads.

1 <sup>st</sup> Reading:	Website Notice:
2 <sup>nd</sup> Reading:	Publication:
Adoption:	Effective:

**CITY OF LINO LAKES  
ORDINANCE NO. 13-25**

**ORDINANCE TO REZONE CERTAIN REAL PROPERTY FROM R,  
RURAL TO R-2, TWO FAMILY RESIDENTIAL FOR  
ERICKSON PROPERTY (7590 20<sup>TH</sup> AVENUE)**

The City Council of Lino Lakes ordains:

**Section 1: Findings of Fact**

1. The City received a Land Use Application to rezone certain property from R, Rural to R-2, Two-Family Residential.
2. The Planning and Zoning Board held a public hearing on June 11, 2025.
3. Per City Code Section 1007.015 (4):

(e) The Planning and Zoning Board shall hold the public hearing and consider possible adverse effects of the proposed amendment. Its judgement shall be based upon, but not limited to, the following factors:

1. The proposed action is consistent with the official City Comprehensive Plan.

*The rezoning is consistent with the 2040 Comprehensive Plan.*

2. The proposed action is or will be compatible with present and future land uses of the area.

*The rezoning is compatible with present and future residential land uses of the area.*

3. The proposed action conforms with all performance standards contained herein.

*Erickson Property conforms with all performance standards with minor revisions.*

4. The proposed action can be accommodated with existing public services and will not overburden the city's service capacity.

*Erickson Property can be accommodated with existing public services and will not overburden the city's service capacity*

5. Traffic generation by the proposed action is within capabilities of streets serving the



property as described in § [1007.020](#)(4)(d) of this chapter.

*Traffic generated by the Erickson Property is within the capabilities of the streets serving the property.*

## **Section 2: Amendment**

The Zoning Ordinance of the City of Lino Lakes is hereby amended to rezone the following described property from R, Rural to R-2, Two Family Residential.

## **Section 3: Legal Description**

The property is legally described as:

The North 660 feet of the West 440 feet of the Northwest Quarter of the Northwest Quarter of Section 13, Township 31, Range 22, except the North 150 feet thereof, Anoka County, Minnesota.

## **Section 4: Development Regulations**

The development shall conform to the plans, requirements, and conditions of approval as listed in Council Resolution No. 25-93.

## **Section 5: Effect**

This ordinance shall be in force and effect from and after its passage and publication according to the Lino Lakes City Charter and upon the filing of the ordinance.

## **Section 6: Contingency**

The rezoning provided for by this ordinance is contingent on the filing of Ericson Property final plat. Should the final plat not be filed, the rezoning provided by this ordinance shall be null and void.

Adopted by the Lino Lakes City Council this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Rob Rafferty, Mayor

ATTEST:

---

Roberta Colotti, CMC  
City Clerk

**CITY OF LINO LAKES  
RESOLUTION NO. 25-93**

**APPROVING ERICKSON PROPERTY UTILITY STAGING AREA AMENDMENT AND  
PRELIMINARY PLAT**

**WHEREAS**, the City received a land use application for Erickson Property Preliminary Plat, hereinafter referred to as “Development”, and

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

- ALTA Survey prepared by Landform dated April 29, 2025
- Erickson Property Plan Set prepared by Landform dated May 12, 2025
- Stormwater Management Plan prepared by Landform revision date May 22, 2025
- Geotechnical Exploration Report prepared by Haugo Geotechnical Services dated May 6, 2025
- Narrative prepared by Landform dated May 12, 2025; and

**WHEREAS**, a public hearing was held before the Planning & Zoning Board on June 11, 2025 and the Board recommended approval of the Development with conditions; and

**WHEREAS**, the Development and the lot to the north addressed 7598 20<sup>th</sup> Avenue is located in Utility Staging Area 1B (2025-2030); and

**WHEREAS**, the Watermark residential development surrounding these two (2) lots is also within Utility Staging Area 1B (2025-2030); and

**WHEREAS**, the 2040 Comprehensive Plan states the following criteria will be used to determine where and when to open up the next 10-year staging area, or five-year phase within a staging area, in accordance with the timing indicated on the staging plan:

1. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development. If infrastructure is not available and cannot be made available in a timely manner to support expanding into the next 10-year staging area or five-year phase within a staging area, the city may refrain from opening up the next staging area, or portions thereof.

*Adequate infrastructure is available to support development.*

2. Different areas of the city can be considered independently. A decision to open one area of the city to development does not automatically open a different area of the city. Decisions to open new areas to development should clearly define and map the area being opened.

*Only the two (2) lots addressed 7590 20<sup>th</sup> Avenue and 7598 20<sup>th</sup> Avenue will be opened to development with this resolution.*

3. This process does not require a comprehensive plan amendment because it is in accordance with the timing indicated on the staging plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Lino Lakes, Minnesota that the two (2) lots addressed 7590 20<sup>th</sup> Avenue and 7598 20<sup>th</sup> Avenue are found to meet the criteria to open up the five-year phase within a staging area.

**BE IT FURTHER RESOLVED,**

FINDINGS OF FACT

Per 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.

*Erickson Property is consistent with the 2040 Comprehensive Plan.*

(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.

*Erickson Property is consistent with infill policies. The development is within the current Utility Staging Area 1B=2025-2030. The cost, operation and maintenance of the utility system is 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.

*Erickson Property meets the requirements for level of service (LOS). Osakis Street and 20<sup>th</sup> Avenue have structural capacity to accommodate 14 new single family homes. 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.

*Erickson Property will have an adequate 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.

*Erickson Property will be served with an adequate waste disposal system.*

**BE IT FURTHER RESOLVED** the Erickson Property preliminary plat is approved subject to the following conditions:

1. The developer shall deed Outlot A to a Homeowner's Association (HOA).
2. The HOA documents shall detail who is responsible for maintenance of retaining walls on Lot 1, Block 1 and Lot 7, Block 2.
3. The developer shall record an easement in favor of 7598 20<sup>th</sup> Avenue to allow for removal of the retaining walls if that lot were to develop.
4. The developer shall record a temporary easement for the cul de sac.
5. The developer shall submit to the City the MPCA SSTA Abandonment Reporting Form as

- proof that the private septic system has been properly removed.
6. The developer shall submit to the City the MDH Well and Boring Sealing Record as proof that the private well has been properly capped.
  7. The housing units on the west side of Osakis Street shall meet the following noise requirements:
    - a. The buildings are constructed in such a way that the exterior to interior sound level attenuation is at least 30 dB(A).
    - b. The buildings have year-round climate control.
  8. The developer shall construct the trail along CSAH 54 (20<sup>th</sup> Avenue). Trail construction costs will be credited to the developer.

**BE IT FURTHER RESOLVED** following items shall be addressed in conjunction with the final plat submittal:

1. Comments from City Engineer Memo dated June 4, 2025.
2. Comments from Environmental Memo dated May 28, 2025.
3. Draft documents of the following shall be provided to the City for review prior to recording:
  - a. Retaining wall easement
  - b. HOA documents
  - c. Temporary easement for cul de sac
4. A cost estimate for trail construction shall be provided.
5. All applicable plan sheets shall show a trail constructed along CSAH 54 (20<sup>th</sup> Avenue).
6. Sheet C2.1, Preliminary Plat & Site Plan:
  - a. The total number of lots shall be provided in the Lot Data Table.
7. Sheet L1.1, Tree Preservation & Mitigation Plan:
  - a. The tree tag #'s as provided on Sheet C1.1 shall also be provided on this sheet.

Adopted by the City Council of the City of Lino Lakes this 14<sup>th</sup> day of July, 2025.

---

Rob Rafferty, Mayor

ATTEST:

---

Roberta Colotti, CMC, City Clerk