



City of Afton

Richard Bend, Mayor

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December 14, 2018

Emily Becker
Planning Director
City of Lake Elmo
3880 Laverne Avenue N, Ste 100
Lake Elmo, MN 55042

RE: Draft 2040 Comprehensive Plan Comments

Dear Ms. Becker;

Thank you for providing the City of Afton an opportunity to review and comment on the draft 2040 Lake Elmo Comprehensive Plan.

The City of Afton is generally supportive of the draft Plan, and is particularly supportive of the plan to retain the rural character of the majority of the City, but does have concerns related to the following:

Interstate 94 Development. The draft Lake Elmo Land Use Plan directs a mixture of urban uses along the north side of the Interstate 94 corridor. Concerns exist related to the impacts such urbanization will have upon the City of Afton. Of specific concern are the impacts which additional traffic will have upon the I-94 / Manning Avenue interchange area and surrounding lands which lie within the City of Afton.

According to Lake Elmo's draft Transportation Plan, the preparation of an Interstate 94 corridor management plan is expected to be developed in the near future which will examine existing operations and determine future plans. It is assumed that such plan will specifically address long-term capacity issues of the I-94 / Manning Avenue interchange. The City of Afton formally requests an opportunity to collaborate with the City of Lake Elmo, MnDot and other affected communities in this effort.

Beyond the I-94 / Manning Avenue interchange area impacts, the City of Afton also has concerns that new commercial use destinations near the interchange may result in increased traffic volumes within the City's internal transportation network (business patrons who travel through Afton to and from new commercial destinations located in Lake Elmo - along the Interstate corridor). Information related to resulting volumes and likely transportation routes will assist the City of Afton in its future planning efforts.

Water Supply. The City of Afton also has concerns related to the impact which planned urban development along the Interstate 94 corridor will have upon the area's water supply.

It does not appear that the provided draft Lake Elmo Comprehensive Plan includes a water supply plan chapter. It is expected that such a plan includes or will include an examination of the impacts which future urban development is expected have upon groundwater resources in the area.

Recognizing that land use planning decisions play an important role in protecting water resources, additional information related to water supply impacts is requested.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ronald J. Moorse", written in a cursive style.

Ronald J. Moorse
City Administrator