



*Our Mission is to Provide Quality Public
Services in a Fiscally Responsible Manner
While Preserving the City's Open Space
Character*

NOTICE OF MEETING

**City of Lake Elmo Park Commission
3800 Laverne Avenue North
August 15, 2016 6:30 PM**

AGENDA

1. Meet at Savona Park site, 6 St Ln N
2. Call to Order
3. Discussion with Savona residents
4. Travel to City Hall to continue meeting
5. Approve Agenda
6. Approve June 20, 2016 Minutes
7. The Royal Golf Club at Lake Elmo
8. Hammes Park
9. September Meeting Agenda/Special Meeting with Council – rescheduled to Tuesday,
September 13th at 6:30pm.
10. Staff Reports & Commission Update
11. Adjourn

****Note: The Public is advised that there may be a quorum of City Council Members in attendance as observers. No official action can or will be taken by the City Council at this meeting.*

****Note: Every effort will be made to accommodate person or persons that need special considerations to attend this meeting due to a health condition or disability. Please contact the Lake Elmo City Clerk if you are in need of special accommodations.*

MINUTES

City of Lake Elmo Park Commission June 20, 2016

Members Present: Chair Weis, Commissioners Frick, Hartley, Nelson, Neuenfeldt, Steele, Zeno

Members Absent: Ames, Silvernale

Others Present: Mayor Pearson, Planning Director Wensman, City Planner Becker, Planning Commissioner Larson

The meeting was called to order by Chair Weis at 6:30 PM.

Approval of Agenda

Agenda was amended, item # 4 was changed to Reid Park- public comment.

Approval of Minutes 5-16-16 meeting

Chair Weiss, motioned all in favor to approve the May 16, 2016 Minutes as amended to reflect Commissioner Steele was absent. Motion passed 6-0-1 (Steele Abstain)

Approval of Minutes 6-8-16 meeting (Special CIP Meeting)

Chair Weiss, motioned all in favor to approve the June 8, 2016 Minutes as amended to reflect \$30,000 be dedicated toward a new pavilion in 2018 under the Demontreville Park Improvements. Commissioner Zeno Seconded the Motion and Commissioner Hartley Abstained. Motion passed 6-0-1 (Hartley Abstain)

Reid Park - Public Comment

Richard Glanzer, 3112 Layton Court N

Richard was interested in the future plan for the park. He said it is used for Church Picnics and Theatre Night, in which they showed movies at night (they used a generator). He said it would be nice to have electricity available at the park as well as bathrooms. The park is good for hiking and he thinks it is a benefit for the City as well as for neighbors. Chair Weiss stated that they will probably advertise again for public comment and that the park is in the CIP plan for 2018.

Sunfish Lake Park (Nature Day Recap)

Commissioner Frick reported that the Event was a great success. The children and their families were having a good time and it was a beautiful day. The Carpenter Nature Center participated and the local cable company came and filmed the Event. Commissioner Frick pointed out that it was a good picture of the park and of Lake Elmo's hospitality. Approximately 150 people attended.

Former Washington County Landfill Site

City Planner, Emily Becker led a discussion with the Commission to revisit the vision for the Former Washington County Landfill Site.

This site is currently zoned as park land. The MPCA would like to see it rezoned as a landfill site.

The city is required to make a land use plan consistent with those of the MPCA. The request for a dog park and solar garden was discussed in the past. The dog park got voted down according to Chair Weiss, he reported that it was decided not to put anything there and let future generations develop that land. Commissioner Frick commented that it was looked on as just a holding space for future needs. Commissioner Hartley reported that solar gardens were not wanted. The Commission would like to reserve the flexibility of uses for the land and would like to see a copy of the Zoning Ordinance that is drafted to see what is required to be consistent with the MPCA.

Hammes Park

City Planner, Emily Becker informed the Commission of the progress of Hammes Property Park to remind the Commission of the park plan. The developer will pay a cash contribution of \$107,554 for park dedication requirements. The developer will receive a credit for the actual cost of the park plan improvements. Commissioner Steele did not want to use this procedure again if it takes away the commission's power to choose what improvements and styles are installed in the park. He does not want to leave the choices solely up to the developer.

Administrator Handt clarified that this was a project that went bankrupt and is coming back, so it was decided to go forth with the same agreement that was made a few years ago. Handt pointed out that when the new development agreement is written up, it could be offered to include language that would indicate a partnership of decision making between developer and Park Commission on the park improvements. Becker concluded that the commission feedback to require documentation of price on improvements, clarification about design and structure, and to inform the developer that it is important that the structures be similar to the ones used throughout the city's park system, will be implemented.

Legends Preliminary Plat

City Planner, Emily Becker was seeking the Commission's input on Legends partially submitted application for Preliminary Plat. Even though the plat has not been formally accepted, it would give the commission the opportunity to comment in a timely manner. Legends is zoned Rural Residential and is requesting an Open Space Preservation Conditional Use Permit requiring a 7% park dedication fee. This would require developer to pay 6.66 acres of park dedication fees. Legends is proposing a trail as part of the park dedication. Becker asked commission to consider if parking near the park trail is desired. Conversation transpired about if parking would be used in the proposed area. The commission did not envision a clear need for public parking, but if so not less than five vehicles. The commission concluded that a space be provided but not installed until the need presented itself.

Meijer Concept PUD

Meijer Stores Limited Partnership has submitted an application for approval of their concept plan for a future Meijer Stores, gas station, and future commercial outlots.

City Planner, Emily Becker was collecting feedback from Park Commission on proposed commercial PUD and required park dedication requirements for trails along the 5th Street corridor.

Chair Weiss wanted to find out what other cities are asking per acre for park land dedication requirements, he pointed out that it would be important to stay consistent with surrounding cities. Weiss also wanted to place heavy emphasis on serving Savona in the plan. Commissioner Zeno would like to make note that a Green Screen should be put up for the benefit of the residents so that they will not have to view the commercial property from their windows as well as to ensure that the lighting is very Dark Sky compatible. Commissioner Steele would like to look at the trail plan to see if could give him more information. Administrator Handt noted that going forward, Becker will provide trail plan comments for every development before it comes to the Park Commission.

Hidden Meadows Park Plan

City Planner Emily Becker updated Commission on trail plan for Rock Point Church. The final plat has been approved and Becker was collecting feedback on any last minute minor recommendations from the Park Commission. The conversation was about a horseshoe shaped trail off of 55th Street. It was not clear if there was a purpose for this design, it was recommended that it be straighten unless there was a reason or future intention for why it was planned that way.

Lions RFQ Update

Administrator Handt gave update on RFQ.

Five proposals were received for the Lion's Park project with bid's ranging from \$22500 - \$98000. Only one bid met all the requirements, which included a construction estimate, with a total of over \$500,000. Handt said that the lowest bidder will be reached out to and asked to provide the information missing from their proposal. Handt suggested modifying the project to get closer to the projected scope of \$150,000 - \$200,000. A possibility could be to get an Architect (upon Council approval) to help redefine the project. Chair Weiss asked Public Works, Jamie Colmer to look into if the grading could be done inhouse.

CIP Update

Administrator Handt gave an update on the CIP from the Finance Committee meeting. She reported that the Finance Committee would like to add the completion of the 50th Street trail back into the CIP. Correction on Demontreville Park, \$75,000 for 2017 and \$30,000 for 2018. Pebble Park would be \$55,738 in 2017 and \$80,000 in 2018. Reed Park \$50,000 in 2018 and \$134,250 in 2019. Sunfish Park would be a \$2,000 donation for benches and in 2019 \$148,873 for improvements, which include paving of parking lot and improving trails with asphalt. The Finance Committee also reported that a pickup truck for \$30,000 would be purchased for Parks with Park Dedication Funds.

July Meeting Agenda

- Playground resurfacing pricing for rubber instead of wood chips for Parkview, Carriage Station and Lyons.
- Pricing to regrade field for Reed. Get input from Lake Elmo Baseball to gather information on what would be a quality field.
- Contact Lake Elmo Jaycees and Lake Elmo Baseball about RFQ to see if they would be willing to help get costs down.

Staff Reports & Commission Updates

Meeting adjourned at 8:41 pm

Respectfully Submitted,

Patti Stucke
Administrative Assistant



PARKS COMMISSION
DATE: 3/21/16
AGENDA ITEM:
CASE # 2015-41

ITEM: Savona 4th Addition Residential Subdivision Parkland
SUBMITTED BY: Stephen Wensman, Planning Director
REVIEWED BY: Emily Barker

SUMMARY AND DISCUSSION:

The Planning Commission reviewed the Savona 4th Addition Final Plat on February 22nd and at that meeting, the Planning Commission wanted Staff to discuss the Savona 4th Addition Parkland.

Savona 4th Addition is the fourth and final phase of the planned 310 unit residential development to be located on 112.6 acres west of Keats Avenue and within Stage 1 of the City's I-94 Corridor Planning Area. The Savona 4th Addition plat will include 78 single-family lots and 5 outlots over 36.14 acres of land, all of which will be accessed via an extension of the 5th Street Parkway off of Keats Avenue and previous Savona phases.

Within Savona 4th Addition, there will be 8.89 acres of parkland dedicated to the City, Outlots A, D and a portion of Outlot C with the trail running through it. Within Savona 4th there are 280 lineal feet of public trail, excluding the trail in the 5th Street right-of-way. This park area will be in addition to the park area dedicated in prior phases (see attached Park Area plan).

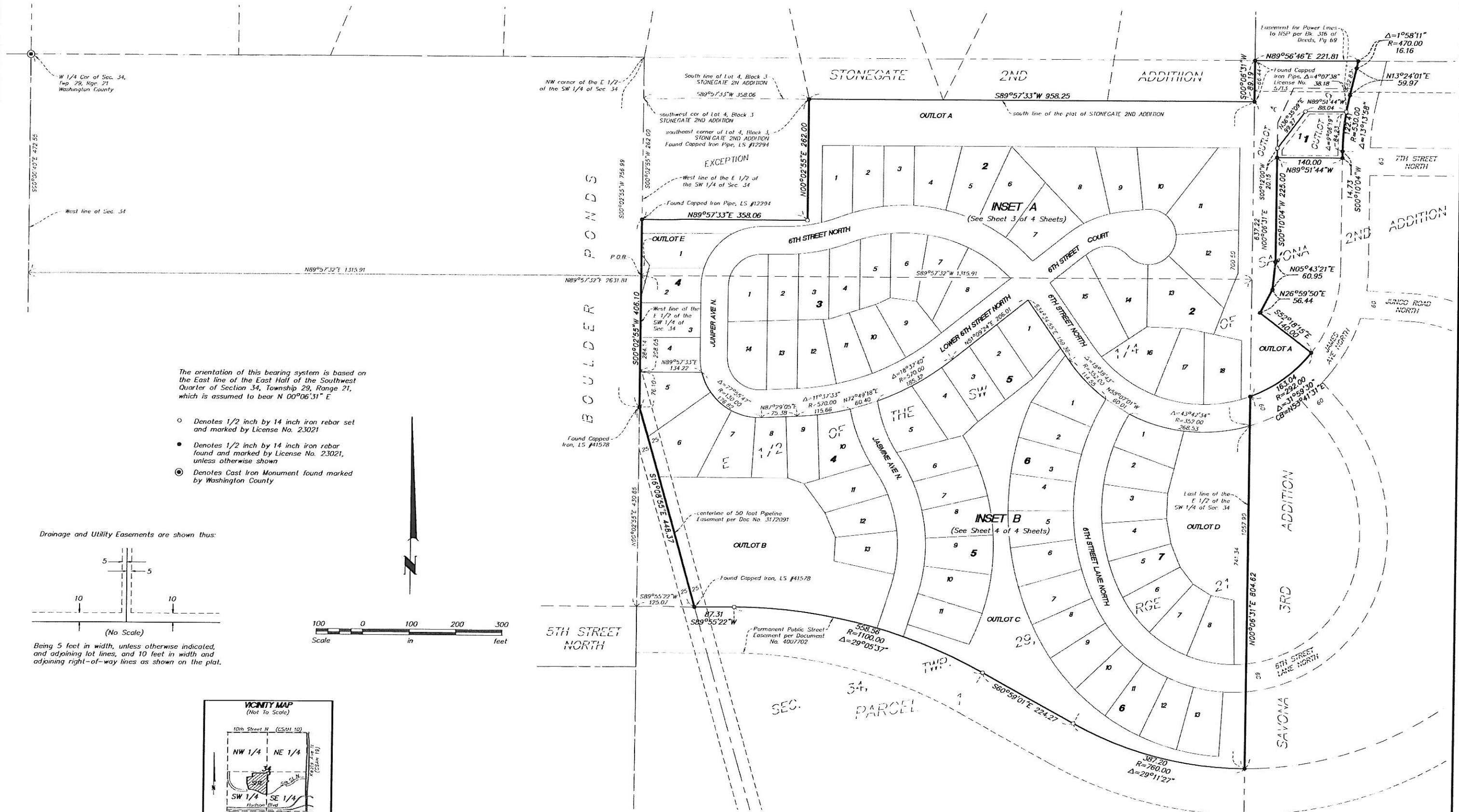
RECOMMENDATION:

None

ATTACHMENTS:

- Savona 4th Addition Plat & Plan
- Savona Park Area Plan
- Staff Summary Park Commission review of Savona, dated 7/23/13
- Neighborhood Park Standards
- Neighborhood Park Search Areas

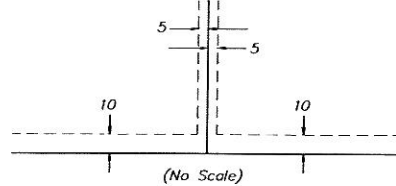
SAVONA 4TH ADDITION



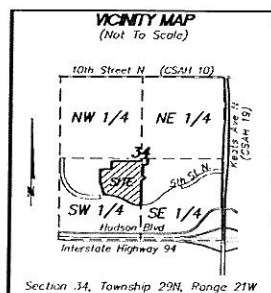
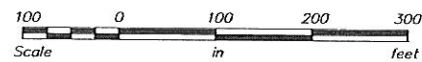
The orientation of this bearing system is based on the East line of the East Half of the Southwest Quarter of Section 34, Township 29, Range 21, which is assumed to bear N 00°06'31" E

- Denotes 1/2 inch by 14 inch iron rebar set and marked by License No. 23021
- Denotes 1/2 inch by 14 inch iron rebar found and marked by License No. 23021, unless otherwise shown
- ⊙ Denotes Cast Iron Monument found marked by Washington County

Drainage and Utility Easements are shown thus:



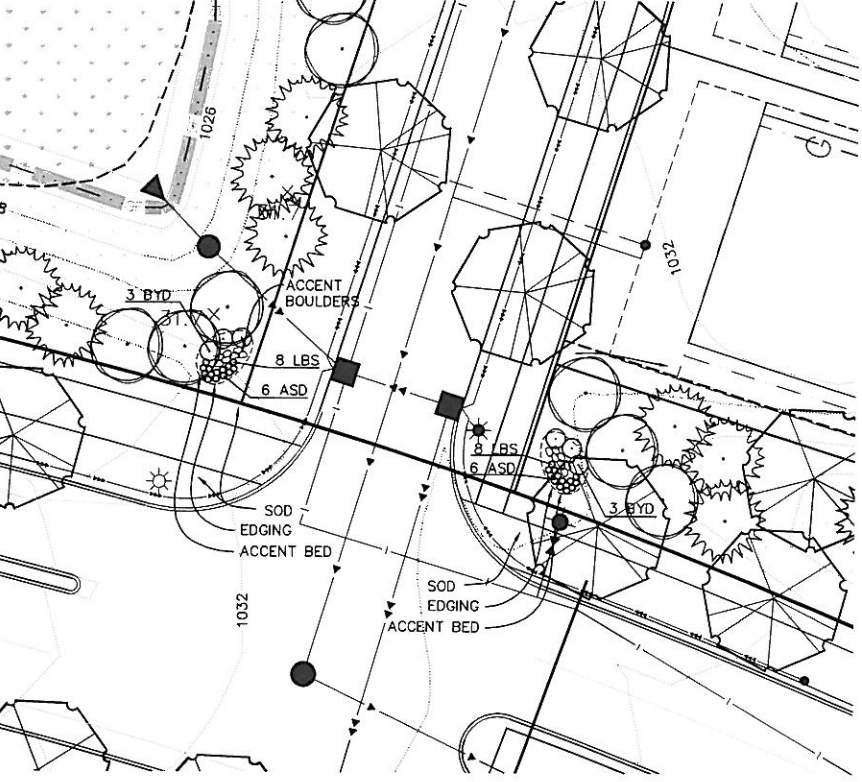
Being 5 feet in width, unless otherwise indicated, and adjoining lot lines, and 10 feet in width and adjoining right-of-way lines as shown on the plat.





Jasmine Ave. N. Accent Beds Detail

Scale: 1" = 20'



Sub Monument Plant Schedule (typ. of 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ASD	12	Apricot Sparkles Daylily / Hemerocallis 'Apricot Sparkles'	#1 Cont.	18" O.C.
BYD	6	Bud's Yellow Daylily / Cornus sericea 'Bud's Yellow'	#5 Cont.	5'-0" O.C.
LBS	16	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minibluie A'	#1 Cont.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT CITY ENGINEER TO VERIFY LOCATION OF ALL UTILITIES AND TO VERIFY UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES AND TO VERIFY THE LOCATION OF ALL UTILITIES.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z603.1-2011) LATEST EDITION.
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION MEASURES WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL BE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
8. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE, INCLUDING ROADSIDE AREAS, SHALL BE REPAIRED AND MAINTAINED PER CITY SPECIFICATIONS.
9. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND ROAD AREAS.
10. ALL TREE, SHRUB AND PERENNIAL BEDS WITHIN THE BELD OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS ANY OTHER LANDSCAPE PLAN REQUIRED FOR CITY REVIEW.
11. ALL TREE, SHRUB AND PERENNIAL BEDS WITHIN THE BELD OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS ANY OTHER LANDSCAPE PLAN REQUIRED FOR CITY REVIEW.

STANDARD PLAN NOTES
LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.
900
LAKE ELMO

Latest Revision Date: 12-04-15

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Cori Meyer
Date: 12-04-15 License No. 26971

Revisions:

12-4-15 Adjust landscape per city comments

Designed: CLM
Checked: CLM
Drawn: NTM
Record Drawing by/date:

Prepared for:

Lennar Corporation

16305 36th Avenue North, Suite 600
Plymouth, Minnesota 55446

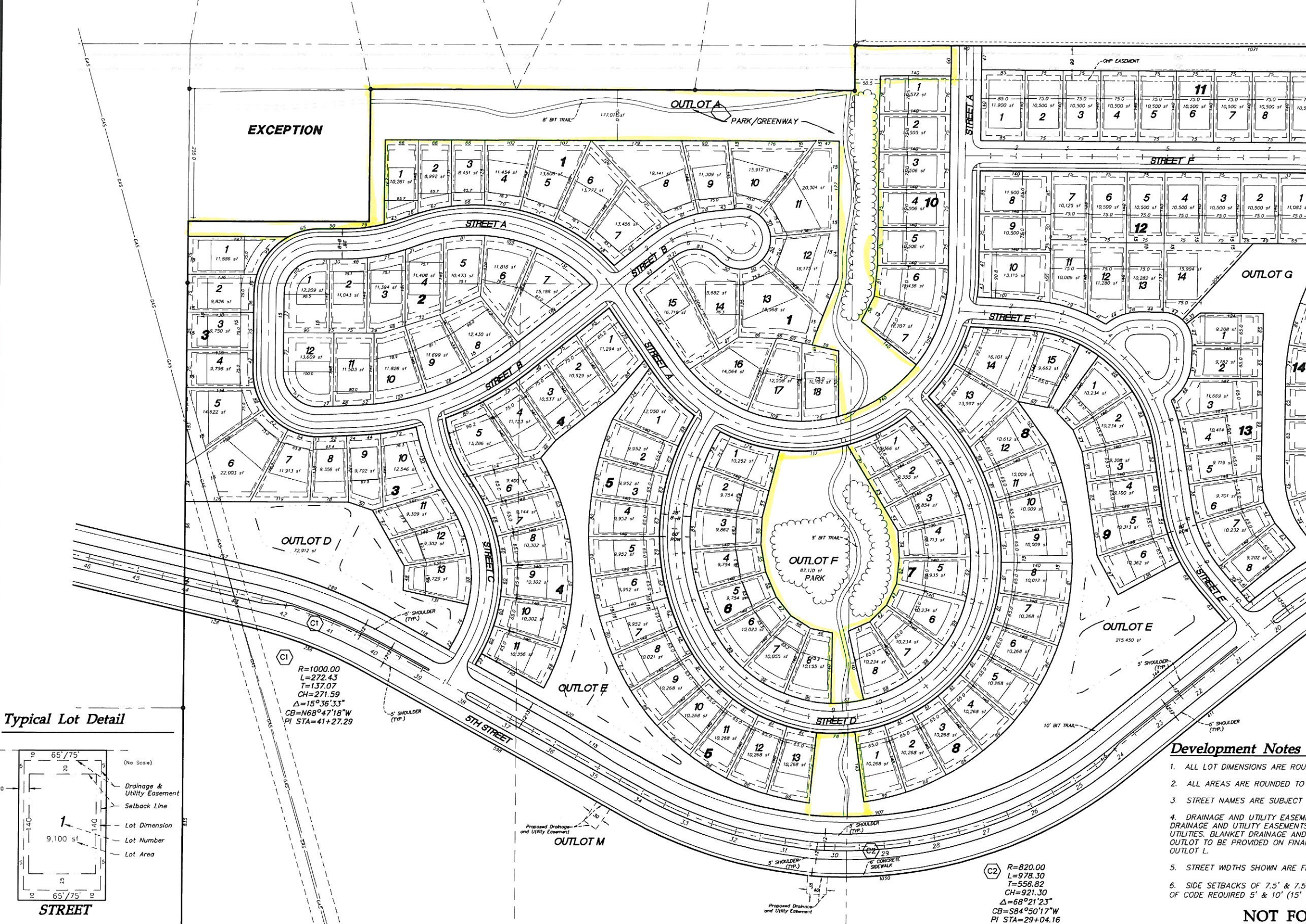
Savona
4th Addition

Lake Elmo, Minnesota

Final Landscape Plan

Date: 11-04-15 Sheet: 2 OF 5

0000565 04PLF02.dwg



NOT FOR CONSTRUCTION

Date: 03/28/13 Sheet: 8 OF 23



Westwood Professional Services, Inc.
7999 Anagram Drive
Eden Prairie, MN 55344

PHONE 952-937-5150
FAX 952-937-5822
TOLL FREE 1-800-937-5150

www.westwoodps.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LAND SURVEYOR under the laws of the State of Minnesota.

Craig W. Morze, RLS
Date: 06/14/13 License No. 23021

Revisions:

02/17/13 Review Per City Comments
02/14/13 Review per City Comments
07/16/13 layout changes on west side

Designed:

Checked:

Drawn:

Record Drawing by/date:

Prepared for:

Lennar Corporation

16305 36th Avenue North Suite 600
Plymouth, Minnesota, 55446

Savona

Lake Elmo, Minnesota

Preliminary Site Plan

20121161PPP01.dwg

PLANNING COMMISSION Report

7/22/13

6

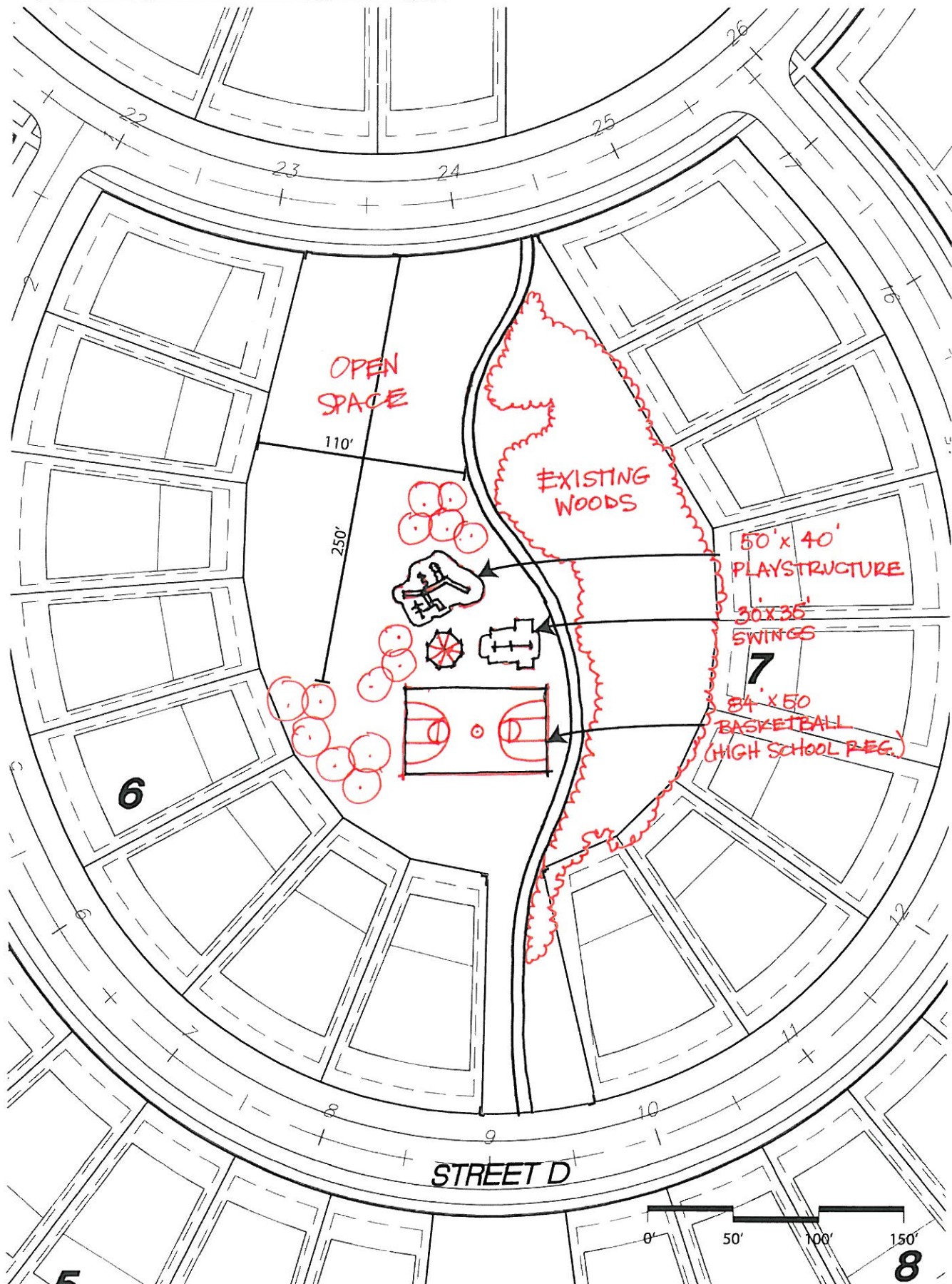
urban service areas, there are several things happening in and around the Savona subdivision that will have an impact on the project, including the larger assessment project that will bring water and sewer services into this area, the ongoing work to plan for a significant minor collector road to meet the transportation needs of this area, and the plans from adjacent property owners to develop their properties. Given the location of the subdivision in an area that will be seeing significant changes in the near future, Staff recognizes that this initial plat will have a number of issues that will need to be resolved in the future.

The City has received a detailed list of comments from the City Engineer and the Washington County concerning the proposed subdivision, in addition to general comments from the Valley Branch Watershed District, Building Official, and the Fire Chief, all of which are attached for consideration by the Commission.

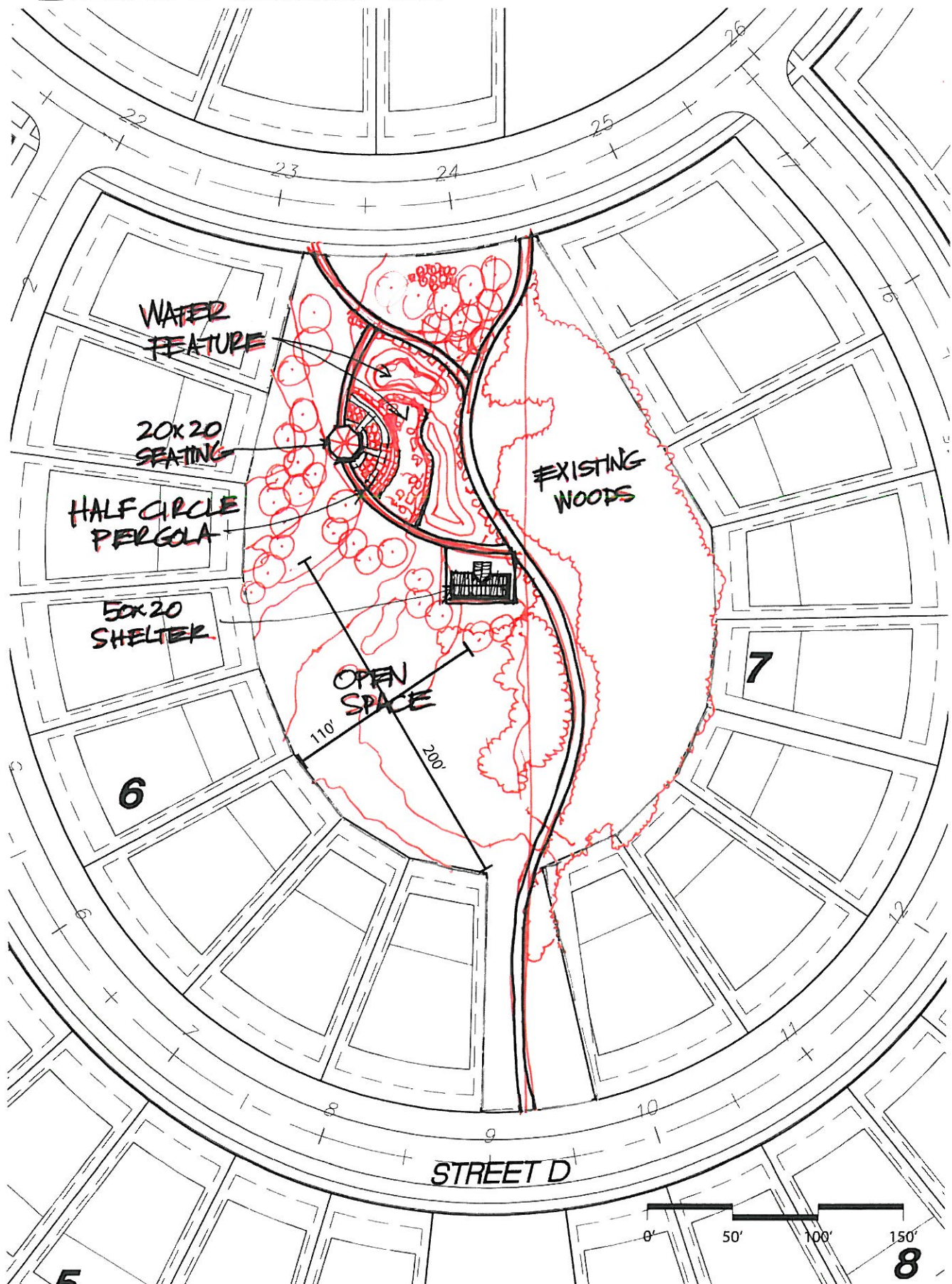
In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

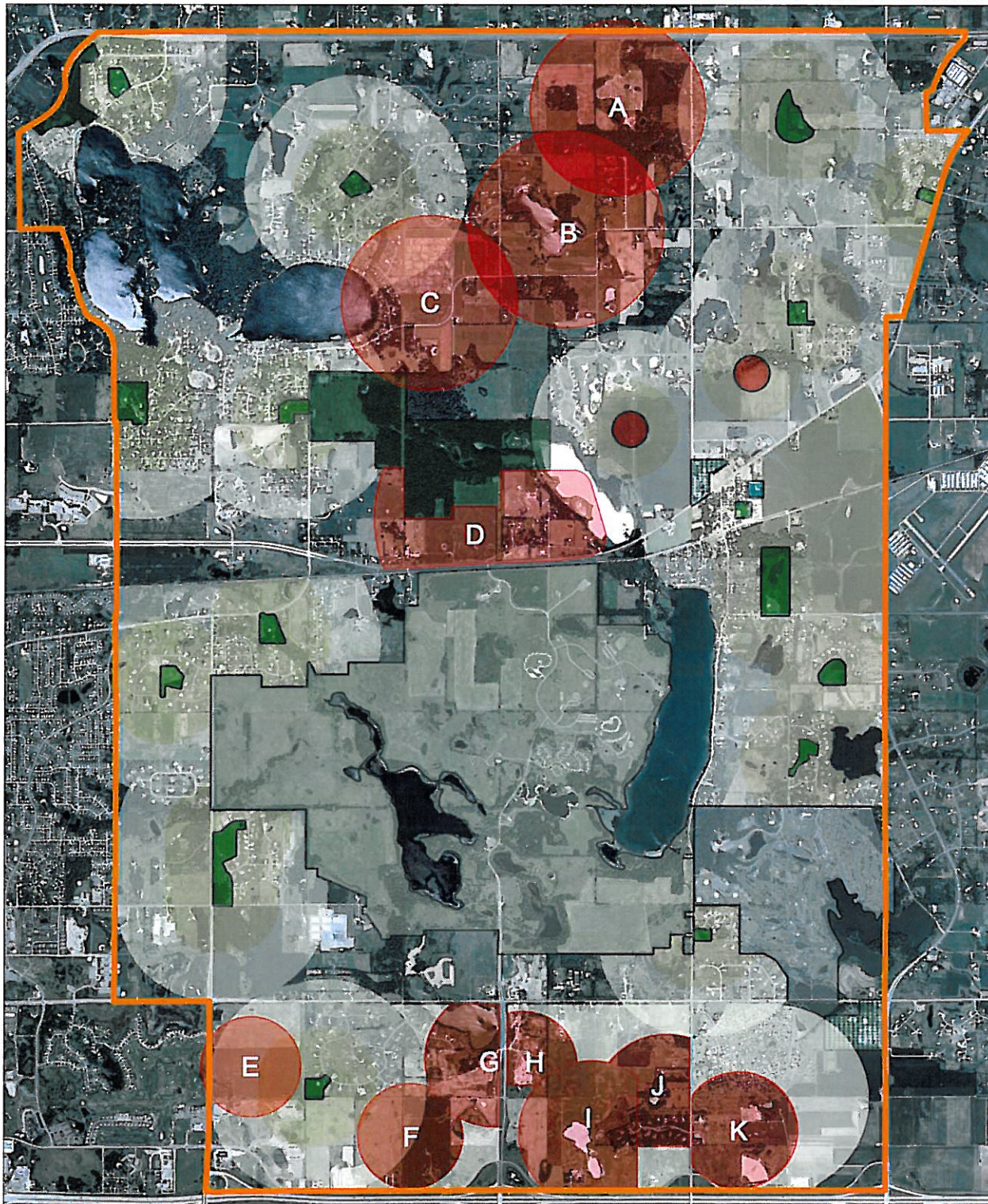
- **Comprehensive Plan.** The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan. The net densities for the development fall within the ranges allowed for the urban low density and urban medium density land use categories. Furthermore, the overall number of REC units planned matches the overall numbers that were used for projecting the unit counts in this area. Other aspects of the Comprehensive Plan relate to the Savona subdivision as follows:
 - **Transportation.** The City's transportation plan calls for the construction of a minor collector road that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. Lennar has incorporated the right-of-way at the width necessary to construct the minor collector as part of its preliminary plat.
 - **Parks.** The City's park plan identifies proposed locations for neighborhood parks based on the anticipated population that should be served by each park. In addition to the existing Stonegate Park, the plan calls for at least two additional parks in the vicinity of the Savona Plat, one in the middle of the proposed development area and one off the applicant's site closer to Goose Lake. As noted earlier by Staff, the Park Commission did review the Savona sketch plan and generally agreed with concept of having a smaller "pocket/neighborhood" park serve the subdivision along with a series of trails providing connections to the Stonegate Park and other local and regional parks and trails.
 - **Water.** Water will eventually be provided to this area via a future extension of the system along Inwood Avenue. The Savona subdivision will be able to be served under the City's current agreement with the City of Oakdale until the Inwood extension is completed.
 - **Sanitary Sewer.** Lennar will be required to connect to the sewer main being constructed as part of the Section 34 area wide assessment project. In this case, all of the property owners that are planned to be served by sanitary sewer have petitioned

CONCEPT SKETCH PLAN



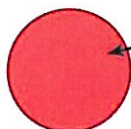
CONCEPT SKETCH PLAN





MARCH 2008

MAP 9. NEIGHBORHOOD PARK SEARCH AREAS



SERVICE AREA

TKDA
DESIGNERS • ARCHITECTS • PLANNERS

Neighborhood Park

Purpose	<ul style="list-style-type: none">○ Recreational and social focus of a neighborhood and the basic unit of the park system.○ Facilities will serve younger children, youth, and adults.○ Within walking distance, where practical.
Service Area and Location	<ul style="list-style-type: none">○ Preferred service area is a quarter-mile to half-mile distance.○ A service area of a quarter-mile is preferred for neighborhoods with more urban residential densities.
Size	<ul style="list-style-type: none">○ Minimum size is 3 acres.○ Preferred size is 5 to 10 acres.○ Parks may be larger if combined with natural resource areas.○ Guidelines for area needed for each athletic facility type are:<ul style="list-style-type: none">• 3 to 4 acres per multi-purpose playing field• 10,000 square feet per multi-use court
Level-of-Service	<ul style="list-style-type: none">○ 11 acres per 1,000 persons.
Key Facilities	<ul style="list-style-type: none">○ Portable toilet, park identification sign(s)○ Passive parkland: picnic/sitting areas○ Active parkland: playground, multi-purpose playing field (unlit), multi-purpose court (unlit)
Facilities Menu	<ul style="list-style-type: none">○ Passive parkland: gardens, natural resource areas, water features, paths, trail connections.○ Active parkland: ice skating rink, sledding hill.



Ridge Park



PARKS COMMISSION COMMUNICATION

DATE: 8/15/16

ITEM #: 7

AGENDA ITEM: Royal Golf Club Park Plan

SUBMITTED BY: Emily Becker, City Planner

REVIEWED BY: Kristina Handt, City Administrator
Stephen Wensman, Planning Director

BACKGROUND:

H.C. Golf Course Development LLC has submitted an application for PUD Concept Plan approval. The following provides details of this proposal as it pertains to parks and open space.

ISSUE BEFORE COMMISSION:

Staff would like the Commission to be made aware of the submission of an application for approval of a PUD Concept Plan as it relates to parkland dedication and remind the Commission of the requirements for parkland dedication as it pertains to this piece of property.

PROPOSAL DETAILS/ANALYSIS:

Trails. As indicated below and in the plans, no new trails are proposed in the PUD Concept Plan application submitted. There are existing trails as indicated in the Residential Development Sketch Plan w/ Aerial (attached) that provide interconnectivity within the development and to the club house and golf paths. However, the City's Comprehensive Plan identifies a need for trails on 20th Street and a greenway along Lake Elmo Avenue (as shown in the attached "Map 11. Greenway").

Comments about Parks in CUP Concept Plan Narrative (from Applicant):

"While the golf course is public, no public parks are proposed within the development. Use of the exercise facility, pool and youth course will be included in the HOA dues. There have been discussions about the existing ball field lighting being used in other parts of city; the exact nature of this is still under discussion. We expect a park dedication fee will likely be paid.

Included in the development plan are 74.27 acres of private open space which is used for environmental preservation, water quality protection, storm water management and buffers from adjacent uses.”

Engineer Comments regarding trails:

“Pedestrian facilities: The City should review potential bituminous trail requirements to be incorporated along CSAH 17, 20th Street N. and/or Manning Trail N. to improve pedestrian safety and work toward future trail connectivity.”

Park Search Area. The area is not within a neighborhood park search area as shown in the attached “Neighborhood Parks Service Areas”, nor is it an area identified as a future community park, community sports complex, or special use parks, as shown in “Other Park Search Areas.” While it may be argued that this area was a golf course and therefore not included in the aforementioned maps, the Comprehensive Plan’s Park Plan specifically points out that private parks, even if generally open to the public, cannot by definition be regarded as resources which the citizens of Lake Elmo can reliably use, and consideration of these parks and facilities cannot be productively integrated into long-range civic planning relating to the city’s parks.

Zoning/Land Use. The property is zoned and guided Public Facilities, which permits publicly owned facilities, places of worship, privately owned recreational facilities, libraries and museums, and schools. The scale and types of uses allowable on public/park lands are controlled by the city’s conditional use permit process. In order for housing development to occur, that portion of the housing development will need to be re-guided. Even if the Comprehensive Plan Amendment for the development were to be denied, that area is not restricted to remaining parkland of any kind.

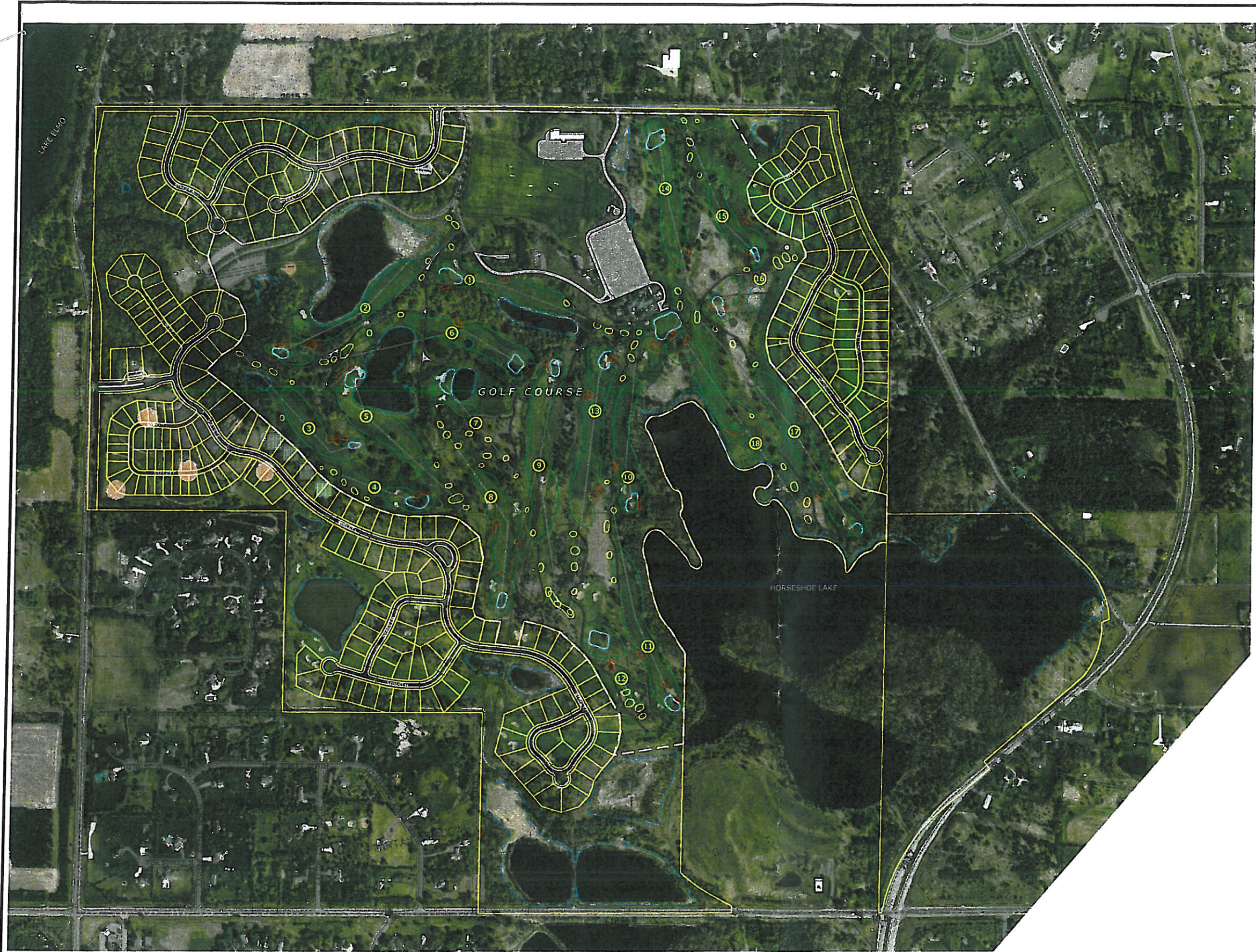
Baseball Diamonds. The existing baseball diamonds at the park are proposed to be removed. The Comprehensive Plan’s Park Plan indicates a Level of Service for baseball/softball diamonds to be one diamond per 3,000 people. According to the City’s website and Park Plan, there are currently two baseball diamonds in City parks. In 2030, if Lake Elmo’s population would grow to 24,000 would suggest the need for a total of eight diamonds (according to the Comprehensive Plan). However, because this area was not designated on the Comprehensive Plan as a park area, there is no requirement that these diamonds be kept.

Possible Donation of Park Amenities. Parkland dedication requirements necessitate a developer to dedicate either a certain percentage of land or make a cash contribution of the valued amount of land to be dedicated. The Parks Commission should decide first if possible donation of parks amenities are needed based on improvement plans for current parks, and if so, if the value of these amenities should be credited toward this development’s parkland dedication requirements.

The development site is 205.66 acres, and, if it meets the density requirements of the LDR (Limited Density Residential) Zoning District, will require a parkland dedication amount of 10%, or 20.56 acres.

ATTACHMENTS:

- Residential Development Sketch Plan w/ Aerial
- Map 11. Greenway
- Neighborhood Parks Service Areas
- Other Park Search Areas



PARCEL DESCRIPTION: (Per Schedule A - Exhibit A of Title Commitment No. NCS-751224-MPLS, with a commitment date of September 10, 2015 at 7:30 A.M., prepared by First American Title Insurance Company National Commercial Services.)

Parcel 1:
The North Half of the Northeast Quarter (N 1/2 of NE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, except therefrom that portion of the Northeast Quarter lying North and East of the public highway known as County State Aid Road No. 15.

Parcel 2:
Government Lot 2 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 3:
Government Lot 1 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 4:
The Northwest Quarter (NW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 5:
The Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 6:
Government Lot 3 of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 7:
The Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, EXCEPT the Easterly 550 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of said Southwest Quarter of the Southeast Quarter.

Parcel 8:
The Easterly 550 feet of the Westerly 990 feet of the Southerly two-thirds (2/3) of the Southwest Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota.

Parcel 9:
That part of Government Lot 4 of the Southeast Quarter of the Southeast Quarter of Section 25, Township 29 North, Range 21 West, Washington County, Minnesota, described as follows: Beginning at the Southwest corner of said Southeast Quarter of the Southeast Quarter of said Section 25, and running thence North on the West line of said Southeast Quarter of the Southeast Quarter, 225 feet, more or less, to the center line of the former highway as it existed on July 31, 1930, running thence Southeasterly along the center line of said former highway a distance of 828 feet to a point which is 45 feet North of the South line of said Southeast Quarter of the Southeast Quarter; thence South on a line parallel with the West line of said Southeast Quarter of the Southeast Quarter 45 feet to a point in the South line of said Southeast Quarter of the Southeast Quarter, running thence West on the South line thereof, to the place of beginning.

Parcel 10:
All that part of the West Half of the Southwest Quarter (W 1/2 of SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 of SW 1/4) of Section 30, Township 29 North, Range 20 West, Washington County, Minnesota, lying West of Washington County Road No. 15, EXCEPT Parcel No. 4 of Washington County Highway Right-of-Way Plot No. 56 in the Southwest Quarter of Section 30, Township 29, Range 20.

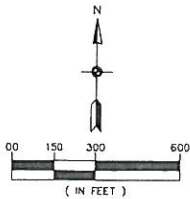
(Abstract Property)

SITE DATA

TOTAL BOUNDARY AREA ±477.3 AC.
RESIDENTIAL LOTS 301

LEGEND

- Denotes Golf Course Boundary
- ===== Denotes Existing Bituminous Trail or Roadway
- Denotes Existing Wetland delineated by: Kjbilhaug Environmental Services, Inc.
- G- Denotes Underground Gas



3890 Pheasant Ridge Drive NE,
Suite 100
Blaine, MN 55449
Phone: (763) 489-7900
Fax: (763) 489-7959
www.carlsonmccain.com

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

Print Name: Thomas R. Balluff, L.S.
Signature: _____
Date: 07/15/16 License #: 40361

DRAWN BY: C#
ISSUE DATE: 07/15/16
FILE NO: 384

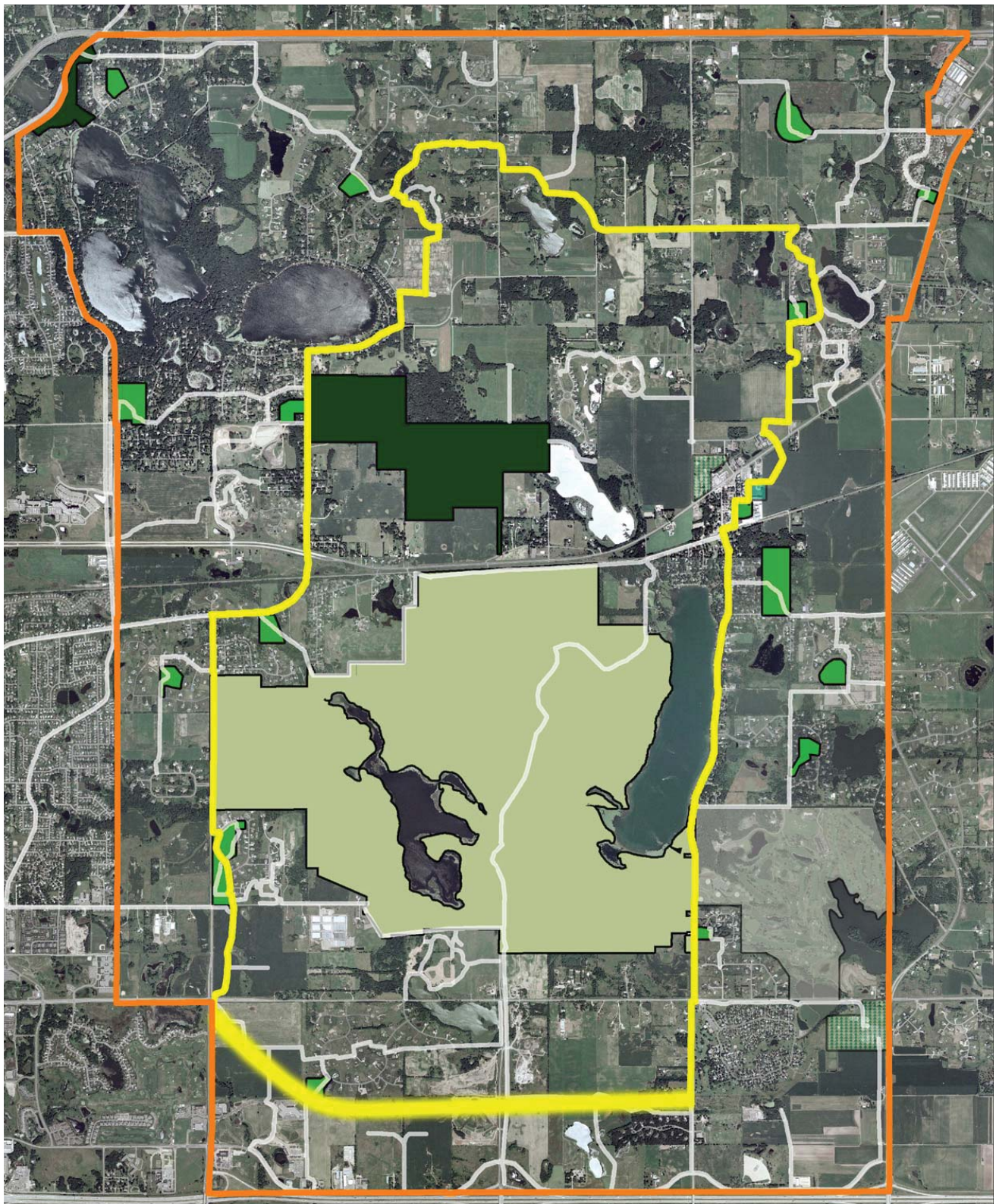
Revisions:

H.C. Golf Course Development, LLC
11074 Radisson Road N.E.
Blaine, MN 55449

THE ROYAL GOLF CLUB AT LAKE ELMO
Lake Elmo, Minnesota

**RESIDENTIAL DEVELOPMENT
SKETCH PLAN W/AERIAL**

3
of
5



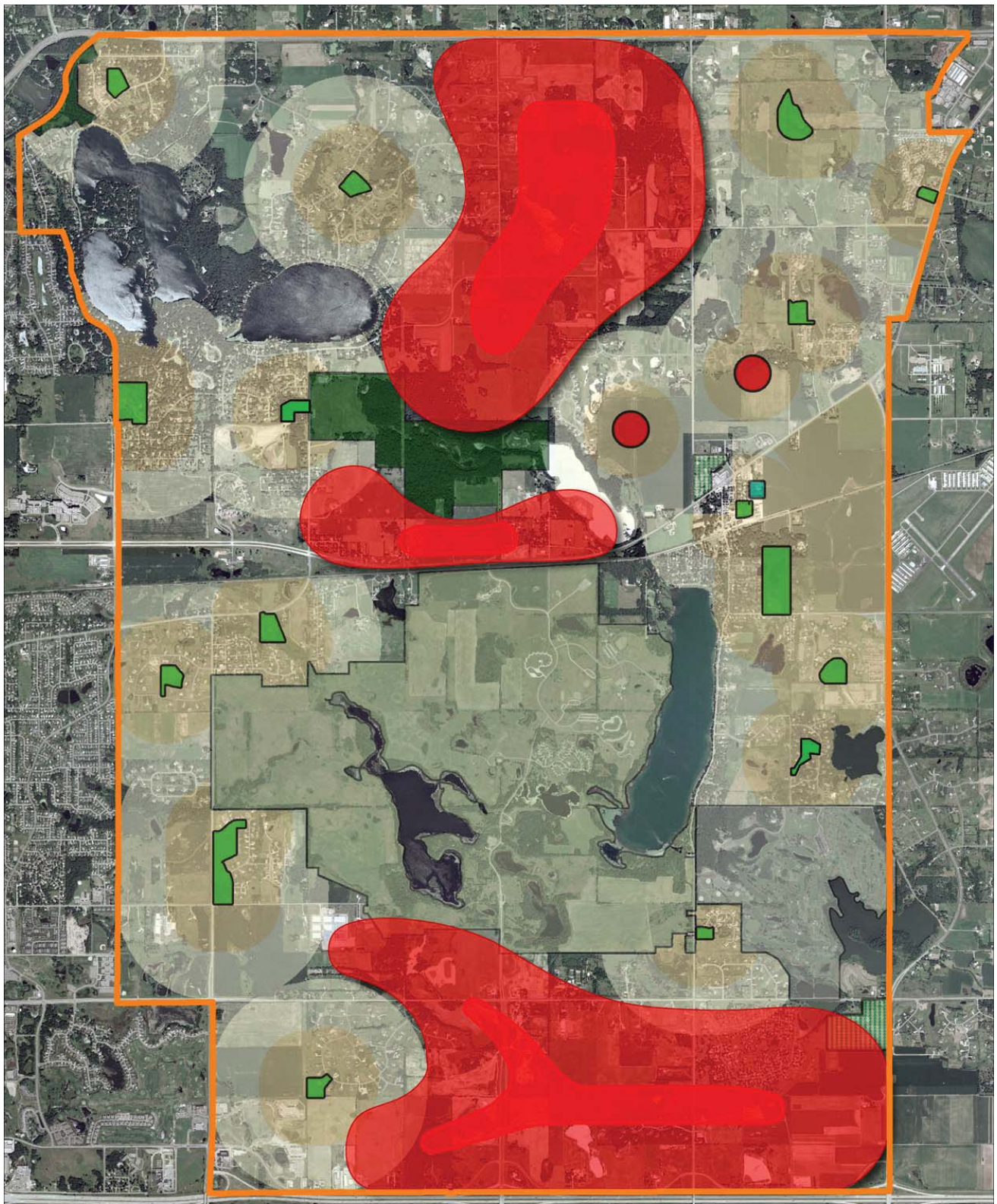
MARCH 2008

MAP 11. GREENWAY

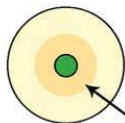


- GREENWAY
- TRAIL SYSTEM

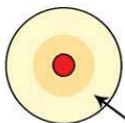
TKDA
ENGINEERS • ARCHITECTS • PLANNERS



MAP 8. NEIGHBORHOOD PARKS SERVICE AREAS



EXISTING
NEIGHBORHOOD
PARKS
1/4 MILE SERVICE AREA

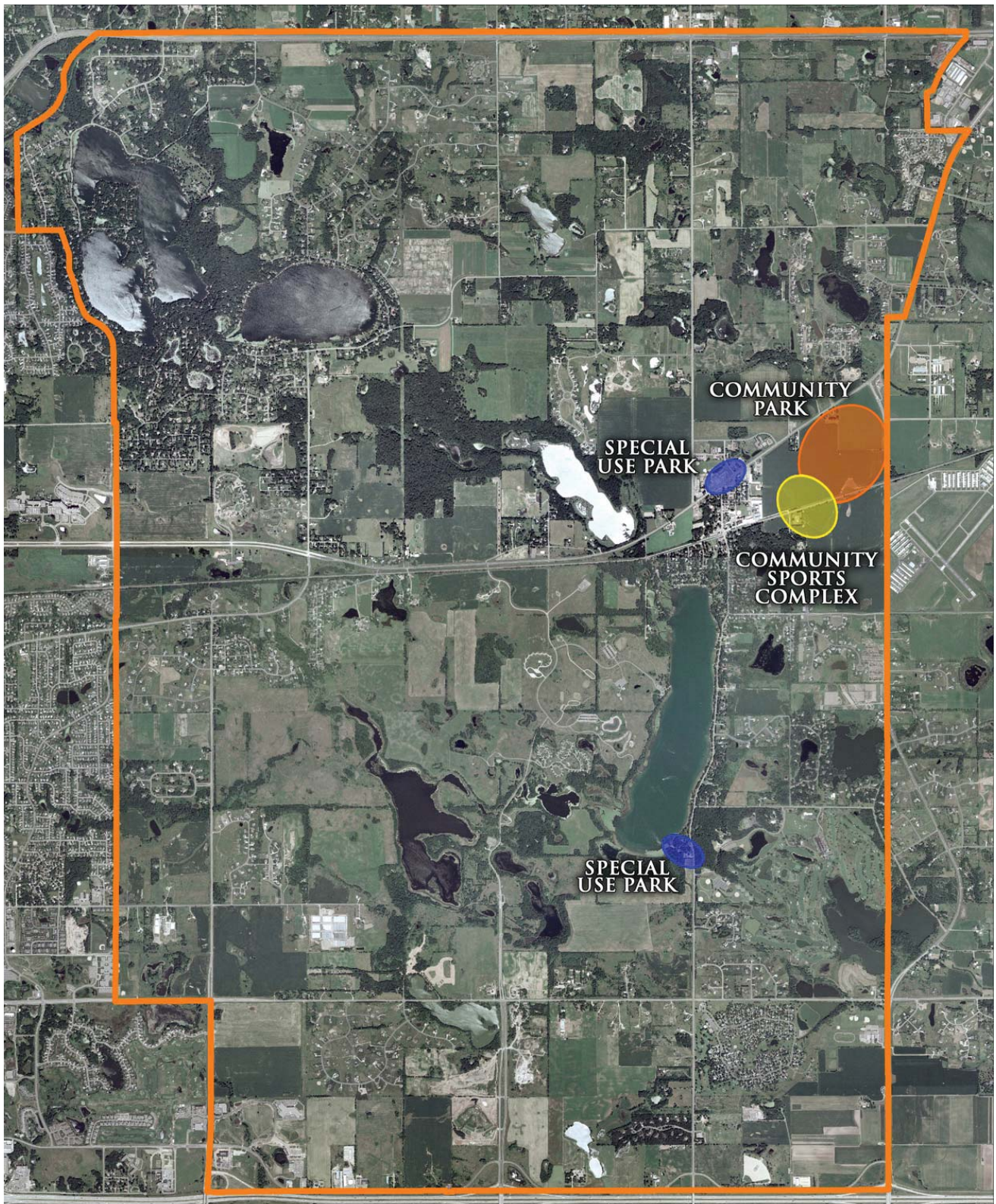


NEIGHBORHOOD
PARKS PROPOSED
IN VILLAGE
AREA MASTERPLAN
1/2 MILE SERVICE AREA



UNSERVED
AREAS

TKDA
ENGINEERS • ARCHITECTS • PLANNERS



MAP 10. OTHER PARK SEARCH AREAS

- COMMUNITY PARK
- COMMUNITY SPORTS COMPLEX
- SPECIAL USE PARK





PARKS COMMISSION COMMUNICATION

DATE: 8/15/16

ITEM #: 8

AGENDA ITEM: Hammes Property Park

SUBMITTED BY: Emily Becker, City Planner

REVIEWED BY: Kristina Handt, City Administrator
Stephen Wensman, Planning Director

BACKGROUND:

Hammes received Final Plat approval on October 7, 2014. Construction plans have been resubmitted and the revised Development Agreement will soon go to Council for approval.

While meeting with the developer of the project, Rachel Development, it came to the attention of staff that one of the conditions of preliminary plat approval was to include a play structure in the proposed Goose Lake Park, yet this was not included as a condition of Final Plat, and the updated plan of Goose Lake Park did not include a play structure. Further research in to the discussion of a tot lot showed that the Parks Commission had at first desired a tot lot within Goose Lake Park but then proposed a different location at a later meeting in order to minimize the removal of significant trees and the proposed location's proximity to Keats Avenue.

ISSUE BEFORE COMMISSION:

Staff would like the Commission to revisit the idea of a play structure within the Hammes Development, considering if it is still desired and, if so, where it should be located.

PROPOSAL DETAILS/ANALYSIS:

The Developer is already dedicating 5.7 acres of park land to the development, along with a cash contribution of \$107,554 for park dedication requirements. The developer will receive a credit from the cash amount due for the actual costs of Goose Lake Park improvements including a 16-foot by 24-foot shelter, picnic table, bike rack, grill station, retaining wall, fishing pier, canoe rack, concrete hard surface, woodland seed mix restoration, landscaping and parking lot improvements.

Requiring additional land to be dedicated to parkland for a play structure would most likely eliminate any cash contribution that may be left over from Goose Lake Park improvements and would require the City to purchase and install the play structure, as purchase of the play structure was not a provision in the Developer's Agreement.

Additionally, one of the concept sketch plans for the park in Savona proposed a 50' X 40' play structure along with 30' X 35' swings. The Commission should consider if it is necessary for there to be an additional play structure in Hammes, within relatively close proximity to Savona's play structure (the previously proposed play structure locations in Hammes are less than half a mile, and Goose Lake Park is a little over half a mile, away from the future Savona Park location). The attached map demonstrates the proximity of proposed park locations within these developments.

ATTACHMENTS:

- Hammes Park Play Structure Meeting Minute Notes

recommending that the payment of fees in lieu of land dedication either be pro-rated based on the percentage of the final plat area compared to the entire Hammes Estates development, or the total required amount be collected for the entire subdivision. As a condition of approval, staff is recommending that the required parkland dedication fee be collected prior to the City releasing the Final Plat for recording (Condition #6)

- 11) No more than 100 units may be approved as part of a final plat until secondary access is provided to the subdivision via a connection to 5th Street through the Savona subdivision.
Comments: The proposed final plat includes 57 units, which means the applicant may plat an additional 42 units before secondary access through the Savona subdivision to the south is required.
- 12) For trails proposed to be located in any wetland buffer, the applicant must present a suitable design or material that is acceptable to the City and Valley Branch Watershed District.
Comments: The applicants have presented a boardwalk design to the watershed district and the VBWD was agreeable to a boardwalk design through a small portion of the buffer area. City staff was in attendance at the VBWD Board Meeting and offered support for the boardwalk design. The construction details of the proposed limited boardwalk section within the wetland buffer must be provided to the City as part of the Final Construction Plans for the pertinent future phase of the Hammes Estates subdivision.
- 13) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. *Comments: The applicants are not proposing any final grading in advance of Final Plat approval. Final grading activities require the approval of the Final Grading Plans by the City Engineer.*
- 14) The applicant must incorporate a play structure into the proposed park at Goose Lake per the request of the Lake Elmo Park Commission. Furthermore, the applicant must submit an updated design of the park property that meets City approval in advance of Final Plat.
Comments: Regarding the play structure, the Park Commission reviewed the proposed improvements to Goose Lake Park at the 7/21/14 meeting and determined to relocate the structure to some other location within the subdivision. The Park Commission wanted to minimize the removal of significant trees in the area and were concerned about the proximity to Keats Avenue (CSAH 19). The applicant were directed to find another location for the City to locate a play structure in the future. Greater detail of the Park commission discussion can be found in Attachment # 13. To respond to this direction, the applicants have presented two potential locations, as evidence in the Park Location Plan (Attachment #7). City Staff will continue to work with the applicants and the Park Commission to site a play structure as part of a future phase of the development.

Regarding the design of Goose Lake Park, the applicants have submitted additional details of the proposed park area as part of the Final Landscape Plan. The proposed grading addresses staff concerns regarding the location of the improvements in the context of the 100-year flood elevation of Goose Lake. However, the park property improvements must be revised to better separate the public use area and the lift station utility area. The City Engineer has provided a proposed sketch (Attachment #14) that reorients the parking to better separate these areas, allowing for better access and work space for City maintenance

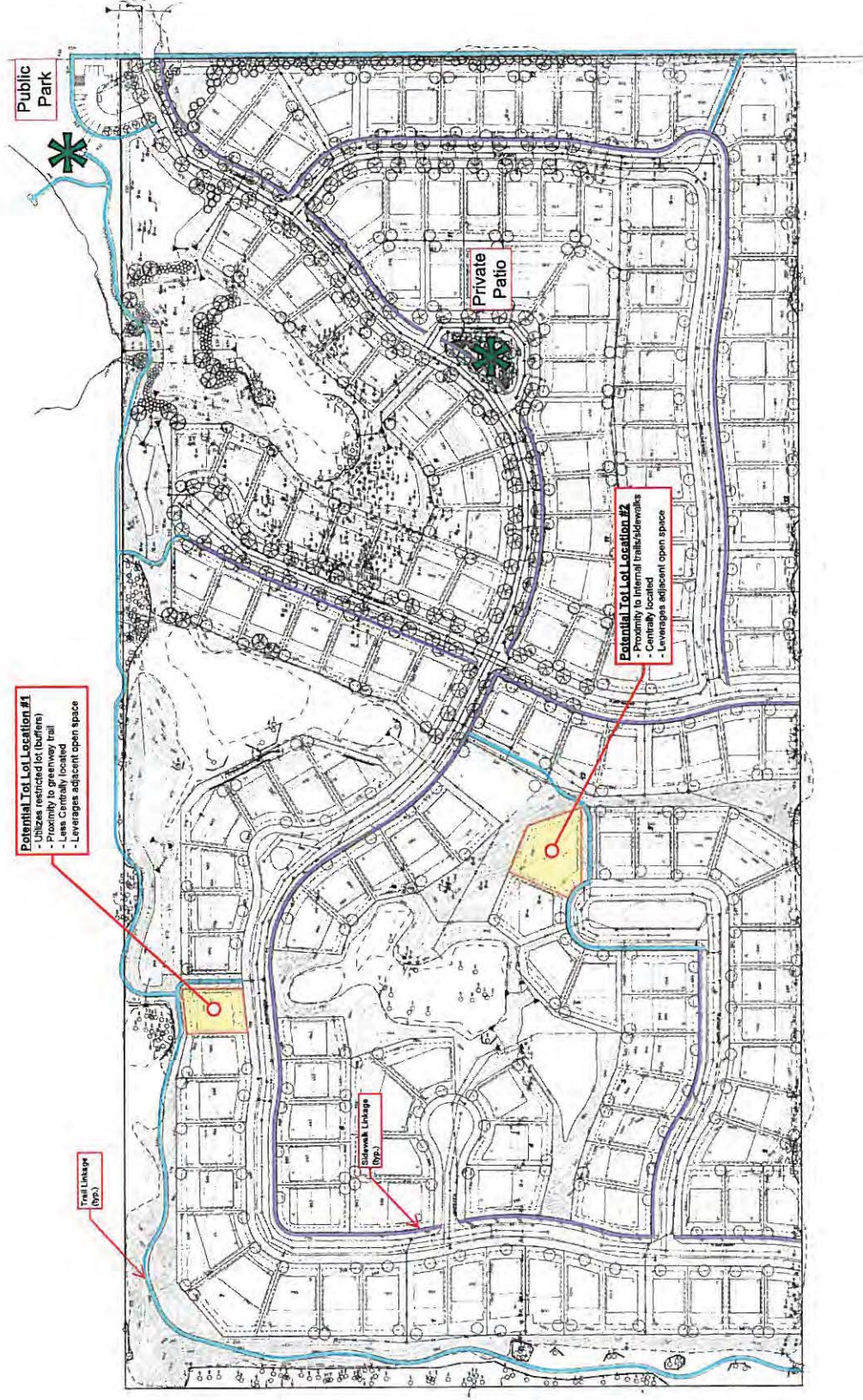
staff. As a condition of approval, the park property improvements must be revised to meet the approval of the City Engineer. This design must also maintain the required 25-foot setback from the OHWL as specified in the Valley Branch Watershed District Permit. Finally, the applicant will be required to obtain the necessary watershed district permit for the improvements to Goose Lake Park (Condition #12).

- 15) The applicant shall work with the Planning Staff to name all streets in the subdivision prior to submission of a Final Plat. *Comments: The applicants have updated the Final Plat and Final Construction Plans with the correct street names as directed by City staff. This condition has been met.*
- 16) Lots 1-6, Block 10 and Lots 1-5 and 11-12, Block 9 shall not be platted until the southern channel of Goose Lake is closed off from the lake, or the shoreland issue around the channel is resolved in some other manner that is acceptable to the DNR. *Comments: The applicants have received MN DNR approval to restore the southern shore of Goose Lake back to its original state, closing off the southern channel and Wetland G. This condition has been met, and the MN DNR permit is found in Attachment #11. The applicant shall be responsible for following all requirements and conditions of the DNR permit, including the 5-year invasive species monitoring (Condition #11).*
- 17) The applicant shall work to relocate segments of the northern buffer trail further to the south of the Stonegate subdivision wherever it is feasible as long as the trail does not encroach on any required wetland buffers. *Comments: The portion of the northern buffer trail to the south of Goose Lake has been moved further to the south across the restored shoreline. The trail has not been moved further south in any other locations on the updated preliminary plans, as the other segments of the trail directly abut required wetland buffers or must be located in locations to not impact stormwater management facilities or to maintain proper grade. In the judgment of staff, the applicants have reasonably met this condition.*

Staff is recommending that the conditions noted above that pertain to the Final Plat and that have not yet been addressed by the applicant should be adopted with the Final Plat. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete. However, the majority of these concerns are related to the construction plans and should have limited bearing on the final plat. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the Final Plat.

In addition to the items discussed above, it should be noted that the Fire Chief is requesting verification from the Minnesota Pollution Control Agency (MPCA) that the remediation activities completed by the applicant have correctly addressed a previous incident of soil contamination on the site. For the purpose of documentation, the applicants have provided the soil remediation report (Attachment #15) to document that the contamination has been properly addressed. In order to ensure procedural compliance, the Fire Chief is requesting that the applicants submit this information to the Voluntary Brownfield Program at the MPCA to document compliance (Condition #13). The Fire Chief's memo is found in Attachment #9.

PARK LOCATION PLAN



HAMMES ESTATES
LAKE ELMO, MN

09-18-2014
0002905

a. Park Sign Update (MacLeod)

MacLeod shared that two signs were finished (Reid and Pebble) and picked up earlier that day. The rest of the signs are anticipated to be completed by the first week of August, with Sunfish Lake Park being the next in line for completion. An amenity panel for one of the signs was in the council chambers for the commission to view.

b. LERT Update (Weis)

Weis stated that city planner Johnson has continued to talk to Washington County and that they are working on the west side access plan. Zuleger added that the LERT is currently on hold but the city has been talking with the county about being incorporated into the master plan to be considered by the Met Council. Zuleger added that Met Council Park and Open Space Chair, former Mayor Johnston, recently dropped off a copy of the master plan, which has been serving as a guide for next steps.

Hietpas referenced the search corridor and stated that the LERT was not currently part of that plan. She commented that regionally, there are a lot of trails going on in other areas, but hardly anything in Washington County and she would like to see more priority placed on Lake Elmo trails at a county level. Weis commented on other communities coming forward and that trail plan requests are becoming more prevalent in the county.

Ames asked what the next steps are. Zuleger responded that the city has been requesting that the search corridor be included as a key corridor in the county's trail plan between Oakdale and Stillwater, connecting to a regional park. The City is continuing to have conversations with the county about the best way to access the Lake Elmo Park Reserve. Weis has offered to present the LERT presentation to the County to keep the ball rolling. He emphasized that it is important to get included in the plan because it will open up a lot of funding opportunities.

c. Hammes Park Space (Zuleger)

Zuleger stated that there was an item not on the agenda that needed to be addressed: The Hammes subdivision park space. To recap, Zuleger shared that per previous discussion and in response to the commission's request, the Hammes developers had placed the park in the northwest corner of the development near Keats Avenue and Goose Lake. The proposed park space includes a fishing pier, shelter, grill, parking lot and is also where the lift station is located. Currently the plan does not include a play structure, which was initially requested by the park commission as a condition of approval. The Hammes developers are seeking input from the commission as to what type of play structure to include, and if they could receive credit for parkland dedication if the structure was included. Zuleger continued to point out additional green/meeting spaces within the development and the 100' buffer perimeter per the comp plan (including a trail).

Ames thought he remembered a small park internally in the neighborhood that would have a play structure. He is not sure that a play structure near a 55 mph roadway is a good place for a play structure. Ames also questioned where neighborhood children would play, as lot sizes looked small to consider private play sets.

Zuleger pointed out that the Lake Elmo Park Reserve was located a mile north of the development, with a phenomenal play set. Ames stated that he didn't feel current playgrounds were within reasonable walking distance for residents. Hietpas shared that she didn't feel that the green spaces included throughout the development were large enough for community meeting spaces.

Zuleger pointed out the location of neighboring parks in Stonegate and Lennar neighborhoods.

The commission requested that a location central in the neighborhood be considered for play structure placement. Zuleger said that he would forward their comments to the developers.

Meeting adjourned at 9:54 PM

Respectfully Submitted,
Alyssa MacLeod, Recording Secretary

EXCEPTION

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

6TH ST. N.

7TH ST. N.

5TH ST. N.

JAMES AVE. N.

JEWEL CT. N.

JASPER AVE. N.

6TH ST. N. LANE

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

Future Savona Park Location

Future Private Savona Park Location (Amenities TBD)

EXCEPTION

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

6TH ST. N.

7TH ST. N.

5TH ST. N.

JAMES AVE. N.

JEWEL CT. N.

JASPER AVE. N.

6TH ST. N. LANE

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

Future Savona Park Location

Future Private Savona Park Location (Amenities TBD)

EXCEPTION

OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT I

OUTLOT J

OUTLOT K

OUTLOT L

OUTLOT M

6TH ST. N.

7TH ST. N.

5TH ST. N.

JAMES AVE. N.

JEWEL CT. N.

JASPER AVE. N.

6TH ST. N. LANE

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

Future Savona Park Location

Future Private Savona Park Location (Amenities TBD)