



STAFF REPORT

DATE: March 12, 2019

DISCUSSION

AGENDA ITEM: Review Sunfish Ponds Sanitary Sewer Options

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Chad Isakson, Assistant City Engineer

ISSUE BEFORE COUNCIL:

What direction should be given to staff in regard to the Sunfish Ponds neighborhood sanitary sewer issue?

BACKGROUND:

A petition requesting municipal sanitary sewer service was received from the Sunfish Ponds Subdivision in November 2018. The petition was signed by 7 of the 16 neighborhood properties. Staff presented the petition at the January 15 council meeting, however shortly in advance of the meeting two signatures were withdrawn, therefore resulting in a petition that did not meet the 35% statutory threshold for initiating a public improvement.

At issue is whether or not the neighborhood would best be served by municipal sanitary sewer or for the neighborhood to continue to own and maintain individual on-site treatment systems located on their private lots and adjacent HOA owned Outlots. At the January 15 meeting, council heard from both property owners who wanted to continue to maintain private systems and property owners who wanted to know more about the costs and process to connect to City sewer.

The Sunfish Ponds Subdivision is located immediately adjacent to the Village Area MUSA, just north of the Legacy at North Star subdivision and sanitary sewer service can potentially be made available through this development. At this time, the approved Preliminary Plans for the Legacy at North Star subdivision require sanitary sewer to be extended to the northerly plat limits to accommodate a connection by the Sunfish Ponds neighborhood. Legacy at North Star has recently platted the 1st Addition which is currently under construction. Sewer service to the northerly plat limits will be made with future phases of the subdivision with the timing and phasing subject to the developer's discretion.

PROPOSAL DETAILS/ANALYSIS:

At the January 15 council meeting, the City Engineer was directed to conduct a high-level analysis for sewer extension to the Sunfish Ponds neighborhood. The City Engineer will present the findings of this analysis and request direction from council on next steps.

Should it be determined that municipal sanitary sewer service should be extended to the Sunfish Ponds neighborhood, a Feasibility Report would need to be completed to review in more detail the feasibility and capacity of connecting to the Village area sewer system together with the estimated project costs and assessments. If the improvements are found to be feasible, a Comprehensive Plan Amendment would also be required to bring the subdivision within the Village Area MUSA before constructing the project.

OPTIONS:

- 1) Direct staff to take no further action at this time.

- 2) Direct staff to bring this issue before a future council meeting with a Resolution to Order the Preparation of a Feasibility Report.
- 3) Provide other direction to staff as deemed appropriate.

ATTACHMENTS:

- Sunfish Ponds Location Map.
- Sunfish Ponds Existing System Exhibit.

CITY OF LAKE ELMO VILLAGE AREA MUSA

SUNFISH PONDS

MUSA

Sunfish

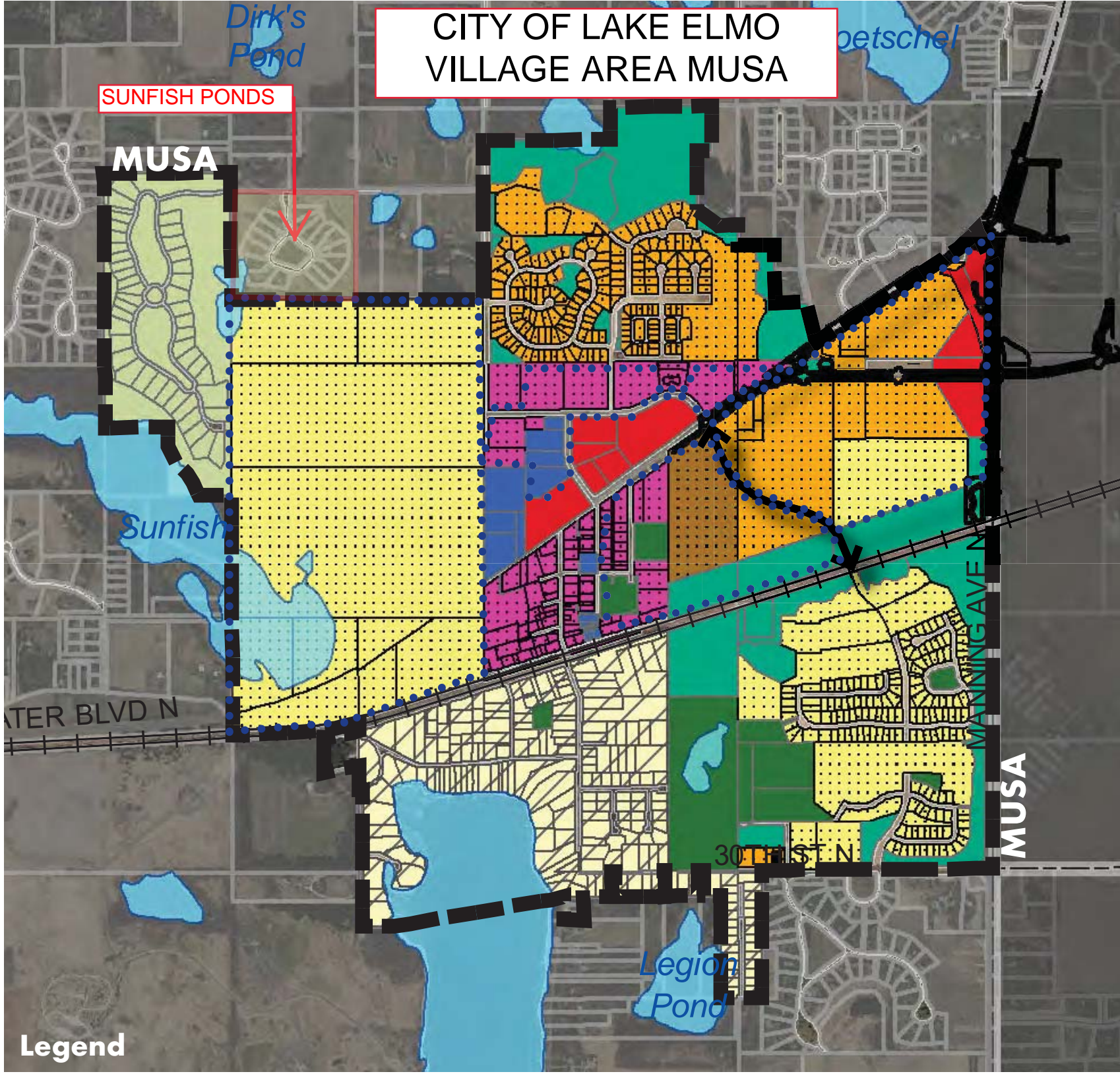
ATER BLVD N

30th St N

Legion
Pond

MUSA

Legend





~ Invert EI = 943.3 feet

