

The Planning Commission is an advisory body to the City Council. One of the Commission's functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters.

Lake Elmo Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application.

For each item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the Planning Commission" slip; or if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated.

#### AGENDA

#### LAKE ELMO PLANNING COMMISSION

FEBRUARY 25, 1991

7:30 p.m. MEETING CONVENES

1. AGENDA
2. MINUTES: February 11, 1991
- \* 3. PUBLIC HEARING: Amendment to Comprehensive Plan
4. PRE-APPLICATION - PRELIMINARY PLAT: Day Property
5. LIMITED BUSINESS (Continuation)
6. Other
7. Adjourn

\* This item has been postponed until the March 11 meeting.

LAKE ELMO PLANNING COMMISSION MINUTES

FEBRUARY 11, 1991

Chairman John called the Planning Commission meeting to order at 7:40 p.m. in the council chambers. Present: John, Johnston, Thomas, Stevens, Bucheck, DeLapp, Conlin, Enes (arrived 9:10), Administrator Kueffner, City Planner Black. Absent: Wilfong.

Chairman John welcomed reappointed members, Ann Bucheck, Steve DeLapp and Karen Johnston.

1. AGENDA

M/S Bucheck/Stevens - to add item #8.a. - Airport Commission Public Hearing.

M/S/P DeLapp/Conlin - to approve the agenda as amended. (Motion carried 7-0.)

2. MINUTES: January 28, 1991

M/S/P John/Bucheck - to delete Councilman Williams comments from the January 28 minutes. (Motion carried 3-1-3, against: Thomas, abstain: Johnston, DeLapp, Bucheck.)

M/S/P Stevens/DeLapp - to approve the January 28, 1991 Planning Commission Minutes as amended. (Motion carried 3-1-3, against: Thomas, abstain: DeLapp, Bucheck, Johnston.)

3. PUBLIC HEARING: Fox Fire Mannor Preliminary Plat & Rezone

Chairman John called the Public Hearing to order at 7:50 p.m. The public hearing notice was published in the St. Croix Valley Press January 30, 1991 and all property owners within 350 feet were notified. A report was submitted by the City Planner and City Engineer. Larry Liles, representing Pacesetter Management Inc., presented the Preliminary Plat of "Fox Fire Mannor", legally described in part as that part of the SE QTR of the NE QTR; that part of the NE QTR of the NW QTR; all in Section 3, Township 29 N, Range 21 W.

Keith Raleigh, 5435 Keats, stated he is against the the long cul-de-sac ending 55th Street also, the lots on the preliminary plat map are only 2.5 acres not 3.33 acres. He'll be living with the city in the country. He said he is mad.

Karin Schubert, 5222 Keats, asked what the land is currently zoned? The Planning Commission answered RR - one house per 10 acres. Karin asked then why are you looking at 12 houses on something that should have 4? Why are you wasting your time. The Planning Commission answered because the Future Land Use Map has allowed for this new zone and there is an applicaion before them. Karin then asked if after the Met. Council approves the Future Land Use Map will everyone that comes in to ask for rezoning automatically get rezoned? The Commission answered they must meet all the requirements of the zoning ordinance first. Karin then asked why the Planning Commission was looking at

plats before the RED zoning ordinance was completed? Karin asked if when the Future Land Use Map is approved by Met. Council and someone requests to be rezoned, does there have to be a public hearing? The Planning Commission answered yes.

Steve Korhel, 5540 Keats, asked if this public hearing will be closed tonight?

The Planning Commission answered no.

City Planner Mike Black clarified that the Future Land Use Map has been adopted by the City Council and the Planning Commission is an advisory board that can make recommendations to the City Council, but nothing can be rezoned until the Met. Council approves the Comp. Plan. Mike then went over his review and recommendations of "Fox Fire Manor" preliminary plat and asked Larry Liles about park land dedication. Commissioner DeLapp stated there is no landscaping shown nor has it been addressed by Mr. Liles. City Planner Black stated a request can be made for a landscaping plan to be submitted by Mr. Liles. Commissioner Bucheck stated the cul-de-sac far exceeds the allowed length by the City ordinance and it appears there will be a cul-de-sac off a cul-de-sac (Brogrens driveway).

Steve Korhel stated he is concerned about development himself and has been giving some thought to doing something with his back 20 acres and feels he is getting land locked with the development to the south, west and north of him. He is concerned about having to get a cul-de-sac to his back property.

Larry Liles stated he is in the process of soil tests. He stated he prefers the cul-de-sac and Roger Kolstad, developer for Northern Lakes Diversified, has discussed a through road connecting 55th street with Keats. Mr. Liles stated he does not wish to hamper Mr. Korhel's future right to develop by placing the road where it is on the preliminary plat, but Mr. Korhel would still have this problem if Mr. Liles did not develop his property.

Ruben Lauseng, 9591 60th St. N., is concerned about what may happen to the wetland on his property and the adjoining property where the proposed development will be.

M/S/P Thomas/Johnston - to table this Public Hearing until such time as it is brought back to the Planning Commission and request all the adjoining property owners be renotified and the developer is to address the City Engineer's and the City Planner's comments. (Motion carried 7-0.)

Commission Stevens stated the Planning Commission should review this area on the Future Land Use Map, and for the record he thinks a mistake has been made.

4. PROPOSAL TO MOVE HOUSE INTO THE CITY

Tony Collett, 1125 Roselawn Ave., Roseville, has applied to move a house and garage into the City. The house is currently located at 1075 Hadley Ave. N. in Oakdale and is proposed to be moved to 1100 Lake Elmo Ave. N. (the corner of 10th St. and Lake Elmo Ave.). Mr. Collette submitted the site plan and explained the lot size is 4.09 acres. Mr. Collette stated there are no covenants on the property according to River Estates, and road restrictions may go on as early as March 1st this year so the house must be moved by then, if possible. The City Building Inspector has looked at the house and in a written report stated it appeared in excellent shape and should transport without major problems, and that no variances are required.

M/S/P Stevens/DeLapp - the Planning Commission finds this structure is compatible with other development in the area and recommend the City Council approve the moving of this house into the City. (Motion carried 6-1, against: Thomas - does not feel it is compatible.)

5. CONCEPT REVIEW: ROLLING HILLS

Roger Kolstad, representing Nelson Properties, Inc., presented the concept plan for a 40 acre, 12 lot subdivision to be known as "Rolling Hills". Mr. Kolstad stated all the zoning rules have been met.

City Planner Black went through his report with the Commission adding one more comment to the report: access from this plat to other property such as Steve Korhel's (directly to the South of this plat) should be given consideration. Also, the park land designation is not practical. Kolstad stated he is working on other ideas for the park.

M/S/P Thomas/Stevens - to move onto the next agenda item. (Motion carried 8-0.)

6. & 7. LIMITED BUSINESS (Continuation) & ARCHITECTURAL STANDARDS

With the permission of the Planning Commission Chair, Mayor Dave Johnson gave a short address to the Planning Commission in regards to the Limited Business Zoning Ordinance. The Mayor expressed concern of the recommendation by the Auditor on December 31, 1989 regarding improving the tax capacity base of the City. The City will be losing \$30,000.00 in tax revenue every year due to loss of Section 32. On July 20, 1991 the State will cut \$17,000.00 in State Aid to our City. The City must expand its commercial tax revenues. The Mayor stated we must consider extending our MUSA line and encourage development along our I-94 boarder in order to get quality development and to effectively use this land. We have some major budgetary problems confronting the City right now that must be taken care of. We must take action.

Commissioner Conlin commented that she would like to see an unbiased survey taken of the general public on this issue due to the magnitude of this suggestion.

The Commission discussed City Planner Black's report on maximum lot coverage dated January 24. Three SAC units per 3.5 acre site is very restrictive (it would only allow 24 people in a restaurant). It was discussed that the SAC units and the type of businesses allowed may unduly restrict development. The Commission should encourage some development. The City Engineer has suggested to not allow one or two or three buildings using one septic system that would treat more than 5,000 gallons a day.

M/S/P John/DeLapp - to change E (8) in the LB ordinance to have one standard of 40% for impervious surfaces. (Motion carried 8-0.)

M/S/P Enes/Johnston - to table discussion of the Limited Business Zoning Ordinance. (Motion carried 8-0.)

Commissioner DeLapp handed out some comments he and some architects at his office have put together.

#### 8. UPDATE ON COMPREHENSIVE PLAN (Buckcheck & DeLapp)

Commissioners Buckcheck and DeLapp attended a meeting of the Met. Council subcommittee. There were nine Findings of Fact. Mike Black, who also attended this meeting, addressed these findings. The Met. Council made two recommendations: (1) - the council adopt a staff report on findings as stated as part of these recommendations, (2) - the Met. Council approved the 1990-2010 Lake Elmo Comp. Plan with the exception of the City's policy in opposition to the potential landfill in the Park Reserve since this is inconsistent with the council's solid waste policy plan. Councilman Johnson, also in attendance, responded to this. The Planning Commission requested City Administrator Kueffner contact Chauncy Case and set up a meeting between him and the Planning Commission to establish a joint zoning board as per one of the Findings of Fact by Met. Council.

#### 8a. AIRPORT COMMISSION PUBLIC HEARING

M/S/P Thomas/DeLapp - to support the City Council's resolution to oppose the extension of the Lake Elmo Airport and to have Wyn John speak at the public hearing on behalf of the Planning Commission in support of the council's resolution of opposition. (Motion carried 8-0.)

M/S/P Johnston/Conlin - to adjourn the Planning Commission meeting at 10:40 p.m. (Motion carried 8-0.)

The following public hearing was rescheduled because of an error in the hearing notice.

NOTICE OF PUBLIC HEARING RESCHEDULED

The Lake Elmo Planning Commission will hold a public hearing on Monday, March 11, 1991 at 7:30 p.m. at City Hall, 3800 Laverne Avenue N, Lake Elmo, Minnesota to consider an amendment to the 1990 Lake Elmo Comprehensive Plan; to wit, amend the Future Land Use Map to show the future land use of the parcel, legally described in part, as part of Government Lot 3 and 4, Part of the SE 1/4 of the SW 1/4, Section 24, R29, R21, from SRD (Suburban Residential Density) to RED (Residential Estates Density).

All persons who wish to be heard regarding this proposed Comprehensive Plan Amendment will be given that opportunity at this public hearing. Written comments are welcomed and will be accepted until the closing of the public hearing.

By Order of the Lake Elmo City Council  
January 15, 1991

Mary Kueffner, City Administrator

Published in the St. Croix Valley Press on February 27, 1991

REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: February 25, 1991

AGENDA TOPIC: Pre-Application Preliminary Plat.	ITEM NO. 4.
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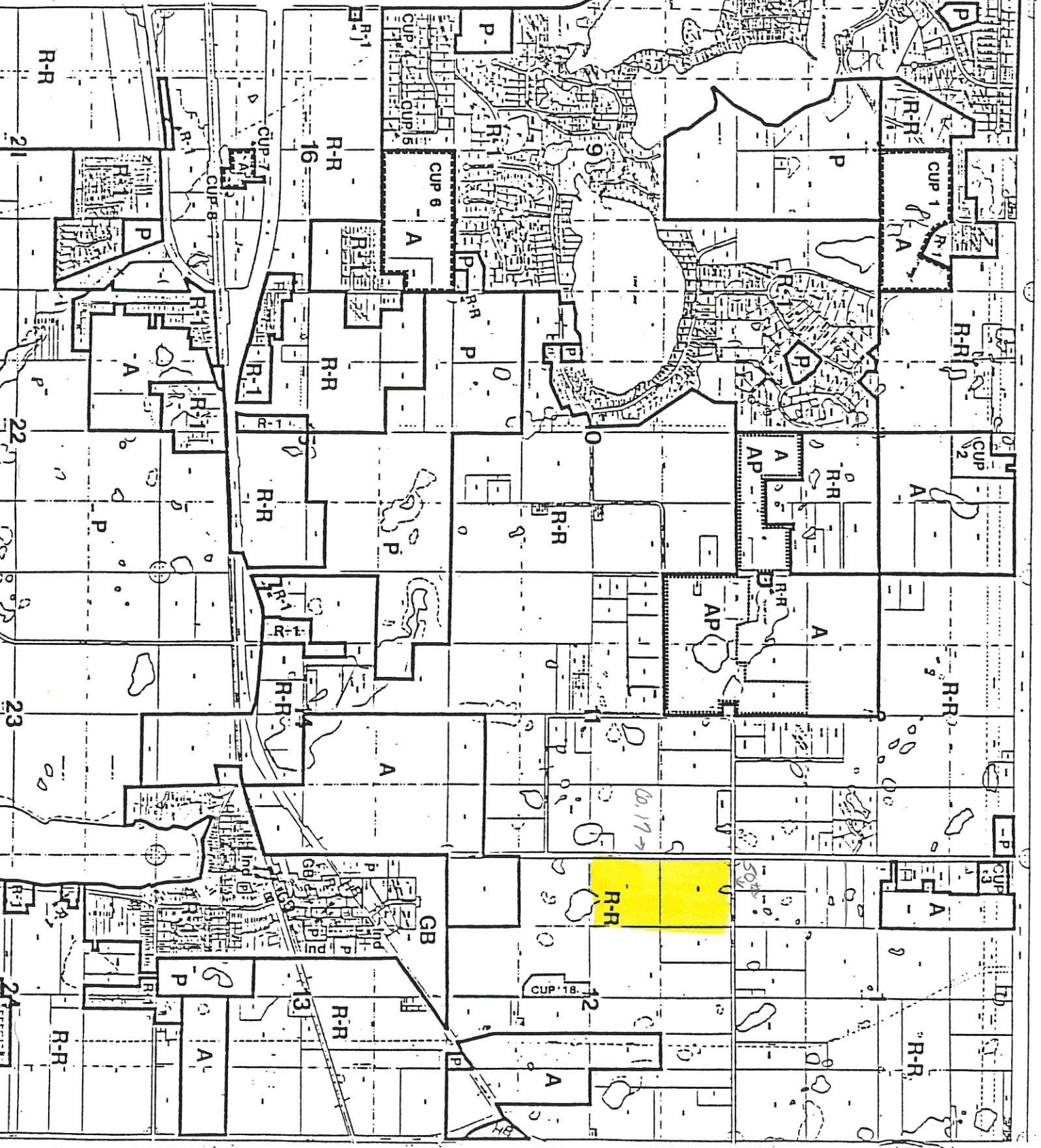
Attached is a sketch plan for a proposed subdivision consisting of 10 acre lots.

This application complies with our Future Land Use Map, and (very) preliminary review indicates that there will be no variances required. The action the Commission should take is to call a public hearing (March 25, 1991) to begin the process.

date	reference number	classification change
3/15/83	7847	Adoption of the map.
4/13/83	7888	R-1 to R-1 (Specialist)
7/8/83	7888	R-1 to A
1/28/84	7887	R-1 to R-1 (Specialist)

**CONDITIONAL USE PERMITS**  
 number principle used permitted

1	Green Acres Recreation
2	Leveeing Stone
3	Bergman Greenhouses Berry Farm
4	Flaher Kennels
5	Shaher Mining
6	Shaher Kennels
7	Oakley of Animal Hospital
8	Animal Inn John Hill Mastic Kemp (Lillian Park)
9	Oakdale dog club
10	Hemlock Mining
11	Chimney Hill Cattle
12	Ray State Mastic Home
13	Rockie T. Trailer Sales
14	Vell Hill Drive In
15	Lahman Farm
16	Pinwell - Pit Kennel





REQUEST FOR PLANNING COMMISSION REVIEW

Meeting Date: February 25, 1991

AGENDA TOPIC: Limited Business (Continuation)
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ITEM NO. 5.
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The Commission made some changes to the draft LB zoning district, and they are reflected on the attached draft (Revision 2-11-91).

(I think) we are now into the architectural standards of this ordinance.

Please feel free to call me if you have any questions.

(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this district. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image and minimizes adverse impacts from traffic congestion, noise, odor, glare and similar problems. Specific development goals within the district include the following:

- (1) To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.
- (2) To protect the natural environment, in accordance with City Ordinances.
- (3) To allow development to comply with the capacity of regional and local road systems.
- (4) To guide development by setting stringent requirements for on-site sewer systems.
- (5) To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor and within the Metropolitan Rural Service Area while closely monitoring the magnitude of development so not to prematurely demand the expansion of local governmental services.

(B) Permitted Uses Permitted uses are as follows:

- (1) Clinics for human care including medical, dental, osteopathic, chiropractic and optometric offices.
- (2) Finance, insurance, real estates, investment offices banks (with no drive-up windows--permitted under C.U.P).
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.
- (5) Travel and employment agencies.

(C) Conditional Uses Conditional Uses are as follows:

- (1) Banks and financial services with drive-up windows.
- (2) Health clubs including tennis, racketball, aerobics, weight lifting, swimming, weight loss clinics (all facilities to be housed inside).
- (3) Limited retail uses including:
  - (a) retail sales clearly accessory to the permitted principal use of the land, for example: the compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building occupied primarily by medical, dental, osteopathic, chiropractic or optometric offices.
  - (b) The retail sale of commodities marketed to the local area such as:
    - (1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.
    - (2) Art sale and gallery.
    - (3) Furniture, home furnishings and related equipment.
    - (4) Vineyard and winery produce and sale.
    - (5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside).
- (4) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.
- (5) Golf courses, Club houses, Golf sales, Driving ranges.

(D) Permitted Accessory Uses

Permitted accessory uses shall include required off-street parking, loading areas and signs as regulated in this ordinance. Only accessory structures which are clearly incidental and subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3.5 acres
- (2) Minimum Lot Width: 300 feet
- (3) Minimum Lot Depth: 400 feet
- (4) Building setback from property lines:
  - (a) Front 100 feet
  - (b) Side 50 feet
  - (c) Side (street) 100 feet
  - (d) Rear 50 feet
  - (e) any line adjacent to a residential zone 150 feet
- (5) Parking setback from property lines:
  - (a) Front 50 feet
  - (b) Side 50 feet
  - (c) Side (street) 50 feet
  - (d) Rear 50 feet
  - (e) any line adjacent to a residential zone 100 feet
- (6) Maximum Building Heights: 35 feet
- (7) Maximum Lot Coverage by all structures: 25%
- ~~(8) --Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces:--~~
  - ~~-Lot size~~ ~~Covered Area~~
  - ~~-3.5 acres~~ ~~-45% of lot size-~~
  - ~~-Larger than 3.5 acres~~ ~~-35% of lot size-~~
  - ~~-to 7 acres~~
  - ~~-Larger than 7 acres~~ ~~-25% of lot size-~~
- (8) Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces: 40%
- (9) Sewer Discharge: No sewer discharge shall exceed a ratio of 3.0 SAC units per 3.5 acres. SAC units shall be determined according to Section 309 h. and i.
- (10) Minimum Building Floor Size: 4,000 square feet

(F) Special District Requirements

Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to other existing standards in the zoning code relating to the same:

(1) Architectural Standards

(a) It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the City to promote high standards of architectural design and compatibility with surrounding structures and neighborhoods. New building proposals shall include architectural plans prepared by a registered architect and shall show the following:

- (1) Elevations of all sides of the buildings.
- (2) Type and color of exterior building materials.
- (3) Typical general floor plans.
- (4) Dimensions of all structures.
- (5) Location of trash containers and of heating, cooling and ventilation equipment and systems.

(b) Unadorned prestressed concrete panels, concrete block and unfinished metal shall not be permitted as exterior materials. The City may at its sole discretion allow architecturally enhanced block or concrete panels.

(c) All rooftop or ground mounted mechanical equipment and exterior trash storage areas shall be enclosed with materials compatible with the principal structure.

(2) Parking

All drives and parking lots shall be constructed with concrete or blacktop, and with concrete curb and gutters. Where appropriate, sidewalks may be required.

Parking lot landscape areas, including landscape islands shall be reasonably distributed throughout the parking lot area so as to break up expanses of paved areas.

(3) Landscaping

All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the site plan.

Where areas abut residential districts, a buffer area of a minimum depth of 100 feet will be required. Such a buffer area shall be completely constructed and approved by the City prior to all final City inspections for construction on site. Prior to the issuance of a building permit or commencement of any improvements on site, the owner shall provide the City with a financial security for a minimum of 24 months, approved by the City Attorney, to assure construction of the buffer area.

(4) Lighting and Glare

Plans for new developments shall include a lighting plan denoting the location, type and height of lighting fixtures and the illumination patterns shown on a site plan. Glare whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

(5) Traffic

No use shall be allowed unless the property owner provides a road plan acceptable to the City, which shall demonstrate, at a minimum, that the proposed use and resulting traffic will not adversely affect the then existing traffic of the City. All private roads must comply with existing City Ordinances, with construction and maintenance being the sole responsibility of the property owner.

Steven C. DeLapp  
8468 Lake Jane Trail  
Lake Elmo, MN 55042

Lake Elmo Planning Commission  
Lake Elmo City Offices  
3800 Laverne Ave.  
Lake Elmo, MN 55042

February 10, 1991

Dear Fellow Commissioners,

I thought it would be useful to address some new approaches to a few items in completing our recommendations to the Council for the Limited Business Zoning District:

1. Why not accept the suggestion of the residents who used stationary from the Lake Elmo Business Association to propose a 60 foot maximum building height.
  - a. If the City Fire Department telesquirt and code required fire suppression systems are capable of providing the same or a higher level of protection than 35 foot buildings without fire suppression systems, then this cannot be a fault.
  - b. If the building height is balanced with proportional changes in setback distances and if landscaping requirements are strong, then the visual aspects are covered.
  - c. A 5 story building will probably be well thought out, be a top tax generator, and set a high quality standard for the area.
2. I suggest defining "high quality," as specified in the Comprehensive Plan on page 28. Here are a few of my recommendations as an architect:

**HIGH QUALITY**

**MEDIUM QUALITY**

**LOW QUALITY**

Building Exterior Characteristics:

low maintenance  
long lasting  
weather resistance  
durable  
color stable  
high tax value  
good workmanship

high maintenance  
many caulked joints  
frequent resurfacing  
easily damaged  
color fading  
low tax value  
poor workmanship

## HIGH QUALITY

## MEDIUM QUALITY

## LOW QUALITY

### Building Exterior Materials:

field stone	stucco	<spray-on stucco*
cut stone veneer	architectural metal panel	paintred wood
baked enamel panels	burnished concrete block	<stained wood
common brick	jumbo brick	decorative concrete block
glass curtain wall	<architectural grade	plain concrete block
	precast panels	<prefinished metal panels
stainless steel panels	veneer brick on metal	smooth or raked precast
metal clad composite	studs over 25 feet high	panels
clay tile veneer	earth sheltered>	precast "tee" panels
	<ceramic tile	monolithic cast-in-place
architecturally designed		concrete
cast-in-place concrete>>		vinyl sheeting
		adobe
		urethane foam

\*Designations are mine. Arrows indicate position change by one (<) or two (<<) other architects registered in Minnesota:

Dick Blundell (Rosemount, with house on 5 acres)

Bob Joslin (Stillwater, designed Church on front page of Free Press two weeks ago)

Ralph Olson (Woodbury, would like to move to Lake Elmo)

Larry Weinzetl (Richfield, grew up in St. Paul East Side))

### Uses (commercial outside city center)

colleges	golftennis clubs	gas stations
corporate headquarters	hospitals	restaurants
office buildings	medical clinics	billboards
corporate training centers	zero-emission	retail sales
corporate retreats	research centers	driving ranges
think tanks	individual consultation	health clubs
limited access libraries	telephone switching	warehouses
regional institutions		storage
professional offices		sales offices
corporate consultation		research laboratories
		light manufacturing
		product distribution
		wholesale sales
		product servicing

Very Truly Yours,

Steve





TO: Elected and Appointed Officials within the Valley Branch Watershed District

FROM: Al Dornfeld, Valley Branch Watershed District President *al*

SUBJECT: Revision of the Water Management Plan of the Valley Branch Watershed District

DATE: February 22, 1991

When the State Legislature enacted the Metropolitan Surface Water Management (509) legislation, one of the requirements of the law was that 509 plans be reviewed and revised every five years. Our plan is now five years old.

To help us start the process, we ask that you complete the enclosed survey and return it before APRIL 1, 1991 to:

Karen Chandler  
Barr Engineering Co.  
7803 Glenroy Road  
Minneapolis, MN 55439-3123

We will hold a meeting on Wednesday April 17 at 8:00 p.m. at the Lake Elmo City Hall, 3800 Laverne Avenue North to report and discuss the survey results. It is our goal to identify the high priority issues at this meeting.



ALLEN DORNFELD RUSSELL KIRBY GORDON C. MOOSBRUGGER RAY BRENNER WILLIAM ROHRER

VALLEY BRANCH WATERSHED DISTRICT

P.O. BOX 838

LAKE ELMO, MINNESOTA 55042-0538

MEMORANDUM:  
Valley Branch Watershed  
District Officials

February 22, 1991

Page 2

We expect it will be necessary to meet several times to develop a version of the revised plan which meets with the approval of all the communities. These meetings are tentatively schedule to be held on the 3rd Wednesday of the month, which we hope will fit into your schedule.

We expect each community to designate a representative and an alternate to attend the meetings. The individual representing the community should be in a position to speak on behalf of their community. As always, these meetings are open to all who are interested in this process.

If you have any questions regarding the survey or plan revision, feel free to contact either me at 777-5590, or Karen Chandler at 897-5503. Thank you for your cooperation.

2382045\ELECT.MEM\KAH

**VALLEY BRANCH WATERSHED DISTRICT  
SURVEY OF COMMUNITY  
WATER MANAGEMENT ISSUES**

Minnesota Statutes require that the Watershed District revise its Water Management Plan every five years. The input of each community is important as the Watershed District begins the revision process. The issues identified by the communities will be considered for inclusion in the revised Water Management Plan. The Watershed District can only undertake those projects which are identified in the Water Management Plan.

PLEASE RETURN THIS FORM BY APRIL 1, 1991 TO OUR ENGINEER AT THE FOLLOWING ADDRESS:

KAREN CHANDLER  
BARR ENGINEERING CO.  
7803 GLENROY ROAD  
MINNEAPOLIS, MN 55439-3123

Please check the appropriate answers. Feel free to make additional comments.

- | <u>1. Water Quality Problems</u>                       | <u>Location of Problem</u> |
|--|----------------------------|
| <input type="checkbox"/> weeds                         |                            |
| <input type="checkbox"/> algae blooms                  |                            |
| <input type="checkbox"/> water clarity                 |                            |
| <input type="checkbox"/> odor                          |                            |
| <input type="checkbox"/> malfunctioning septic systems |                            |
| <input type="checkbox"/> groundwater contamination     |                            |

Comments:

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2. Water Quantity Problems

Location of Problem

- flooding
  - short-term
  - seasonal
  - long-term
- low water levels
- other

Comments:

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3. Do water problems impact any of the following, and if so, how?

YES      NO

- wildlife
- fishing
- swimming
- boating
- aesthetics
- other

Impact

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Comments:

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4. Is farming a major land use in your community?

YES      NO

If yes, are the farmers using good conservation practices in your community?

YES      NO

If the farmers are not using good conservation practices, should the Watershed District take measures to encourage good conservation practices?

YES      NO  
\_\_\_\_      \_\_\_\_

Comments:

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5. Do you feel the Watershed District is protecting the water resources in the District in relation to:

- \_\_\_ development
- \_\_\_ agricultural operations
- \_\_\_ homeowners
- \_\_\_ municipal streets, roads, highways
- \_\_\_ parks

Comments:

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6. Enforcement of erosion and sediment controls has been a problem in the District. Is your community willing to help enforce these controls by adopting ordinances to ensure erosion control?

YES      NO  
\_\_\_\_      \_\_\_\_

Comments:

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7. Valley Branch Watershed District plans to apply the ad valorem levy (real estate tax) only to the subwatershed area where improvements are made and may also apply special benefit assessments where necessary. Do you agree with this policy? Explain.

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8. What future problems do you see as development continues in the District?

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9. What is the most important issue in your community regarding water management (including groundwater) that you feel should be addressed when the Valley Branch Watershed District plan is revised this year?

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