

**LAUDERDALE ENVIRONMENT AND SUSTAINABILITY
COMMISSION MEETING AGENDA
7:00 P.M. TUESDAY, JUNE 17, 2025
LAUDERDALE CITY HALL, 1891 WALNUT STREET**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVALS**
 - a. Agenda
 - b. Minutes of the May 20, 2025 Meeting
4. **INFORMATIONAL PRESENTATIONS / REPORTS**
5. **DISCUSSION / ACTION ITEM**
 - a. Day in the Park Tabling
 - b. Sustainability Fair Follow Up
 - c. Breck Woods / HDR-C Zoning District
 - d. DNR Tree Grant Status
6. **SET AGENDA FOR NEXT MEETING**
 - a. Arbor Day Foundation - Restoring Tree Canopy
 - b. Restoring Tree Canopy Discussion
7. **ADJOURNMENT**

To participate remotely:

Lauderdale Meetings is inviting you to a scheduled Zoom meeting.

Topic: June 17, 2025 Lauderdale Environment and Sustainability Commission

Time: Jun 17, 2025 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82174294890?pwd=4A1cVxb89zuTzajaXdl8kb0l8g0wIP.1>

Meeting ID: 821 7429 4890

Passcode: 689821

Dial by your location

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**LAUDERDALE ENVIRONMENT AND SUSTAINABILITY
COMMISSION MEETING MINUTES
7:00 P.M. TUESDAY, MAY 20, 2025
LAUDERDALE CITY HALL, 1891 WALNUT STREET**

CALL TO ORDER

Vice Chair Winkelaar called the meeting to order.

ROLL CALL

Members Present: Ewa Prochniewicz; Bryan Carlson; Monika Davis, Jess Winkelaar; and Ann Sisel. Members Absent: Mindy Nakamoto and Josh Keller.

City Council Member Present: Jeff Dains. Staff Present: Heather Butkowski and Miles Cline.

APPROVALS

Vice Chair Winkelaar asked if there were any proposed changes to the May 20, 2025 commission meeting agenda or the April 15, 2025 commission meeting minutes. There being none, Prochniewicz made a motion to approve. Davis seconded the motion and it carried unanimously.

INFORMATIONAL PRESENTATIONS / REPORTS

A. Mark Chapin – Presenting on Establishing a Tree Planting Program

Mark Chapin came highly recommended as a speaker by Roseville's Sustainability Coordinator. Mark is recently retired from Hennepin County where he was the County Auditor and Treasurer. He is the lead on the Creative Enterprise Zone's 100 Trees Initiative. Mark presented on lessons learned planted 400 trees in the South St. Anthony Park neighborhood of St. Paul.

DISCUSSION / ACTION ITEM

A. Appointing a New Chair and Vice-Chair

Jess Winkelaar agreed to be the new chair and Bryan Carlson the vice-chair.

B. Schedule Eureka Recycling Tour for June

The group agreed that June 25 at 8:30 a.m. was the best time option.

C. Pollinator Garden at City Hall

At the previous meeting, the Commission discussed options for improving pollinator health. One idea was a pollinator demonstration garden at City Hall. Sisel said she could work on organizing. The group committed to helping with maintenance.

D. Day in the Park Tabling

The Commission started discussing hosting a table at Day in the Park. Final decision on what to promote or distribute can be made at the next meeting.

SET AGENDA FOR NEXT MEETING

- a. Sustainability Fair Follow Up
- b. Breck Woods / HDR-C Zoning District

- c. Arbor Day Foundation - Restoring Tree Canopy
- d. Status of DNR Grant

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

LAUDERDALE ENVIRONMENT AND SUSTAINABILITY COMMISSION AGENDA TOPIC FORM

Meeting Date June 17, 2025 **Agenda Item** Day in the Park

Action Requested

Consent ☐ Public Hearing ☐ Discussion ☒
Action ☐ Resolution ☐ Work Session ☐

DESCRIPTION OF TOPIC:

Day in the Park is July 10 from 5:00 – 8:00 p.m.

The Commission is welcome to have a table at the event to talk to residents about your goals and activities. Staff just need to know what resources you need. We assume it will include a table and a couple of chairs. If someone would like to design a sign, we can print at City Hall.

Staff generated some ideas for giveaways. There are left over compost buckets if you would like to raffle some off. We know seed packet giveaways are common. The Commission could order little bags and make up seed packs. This is Beisswenger's price for bee mix. There also are wildflower mixes we can buy in bulk. Amazon sells mason bee houses that are about \$30. That could also be a raffle item. There does not have to be a giveaway, staff just need to know members would like to set up for DIP and if we need to order anything.



LAUDERDALE ENVIRONMENT AND SUSTAINABILITY COMMISSION AGENDA TOPIC FORM

Meeting Date June 17, 2025 **Agenda Item** Sustainability Fair

Action Requested

Consent ☐ Public Hearing ☐ Discussion ☒
Action ☐ Resolution ☐ Work Session ☐

DESCRIPTION OF TOPIC:

There wasn't time to debrief on the Sustainability Fair at the last meeting. Staff will take any feedback and ideas for a next event back to Falcon Heights for discussion.

LAUDERDALE ENVIRONMENT AND SUSTAINABILITY COMMISSION AGENDA TOPIC FORM

Meeting Date June 17, 2025 **Agenda Item** Luther Seminary

Action Requested

Consent ☐ Public Hearing ☐ Discussion ☒
Action ☐ Resolution ☐ Work Session ☐

DESCRIPTION OF TOPIC:

Starting in 2014, Luther Seminary began selling surplus land. First, they sold their student housing which is now Greenway Village Apartments. They have been trying to sell what is known as "Breck Woods." The Breck School used to own the land, hence the name. I included a map showing the two parcels which total about six acres of land. The Seminary is also selling eight acres of land just south on the St. Paul side of the city border. Parcel 1598 is wooded and the northern two acres include a city owned easement for a pond that we jointly manage with the watershed district. The storm water pond was expanded in 2020-2021. Parcel 2323 Hoyt used to have a single-family home on it. The Seminary demolished the house a few years ago.

The wooded land was always zoned for conservation and no one thought much of it because the topography made it challenging to develop. When the Seminary put the land up for the sale the City had to change that. Cities can't zone privately owned land for conservation or parks. It is called a "taking" because the government entity has taken away the rights of the owner to use the property for some use.

About five years ago, the Council adopted a new zoning district for the 1598 parcel. The zoning designation is High Density Residential Conservation (HDR-C). Included is a copy of the ordinance with a few highlights. The goal of the ordinance is to entice the buyer to invest in maintaining and improving the wooded state and put a chunk of the land into a permanent conservation easement. In exchange, the developer gets the option to build a little denser than the base zoning allows.

Two developers have tried but failed to move the project ahead. The last one stopped when St. Paul adopted rent restrictions. The newest developer has held two open houses in St. Anthony Park. Staff met with them and explained the City's zoning. They will be hosting an open house in Lauderdale on July 16 in the evening. Staff will advertise that in the next newsletter. Our zoning is unique but can lead to a win-win situation if the developer embraces the conservation element. Because that size of a development project needs green space, none have pushed back on the concept.



CHAPTER 5
ZONING DISTRICTS

SECTION:

- 10-5-1: Zoning Districts
- 10-5-2: District Requirements
- 10-5-3: Undesignated Uses
- 10-5-4: High Density Residential - Conservation (HDR-C) District

10-5-1: ZONING DISTRICTS:

The City is divided into the following zoning districts described with particularity as follows:

A. R-1, Suburban Residential:

1. All land lying north of the center line of Larpenteur Avenue and east of the center line of Minnesota 280, excepting that which is specifically designated as Community Business (B-1) or Conservation (C-1), except Lots 17 and 18, Block 1, Manuels Subdivision.
2. All land lying south of the center line of Larpenteur Avenue, bordered on the west by Pleasant Street extended and on the east by the City boundary, excepting that which is specifically designated as Conservation (C-1).
3. All land lying east of the center line of Eustis Street, and bordered on the north by the center line of the vacated intercampus car line right of way, on the east by Pleasant Street, extended, and on the south by the City boundary.
4. That part of the North Half of the Northeast Quarter, of the Northwest Quarter of Section 20, Township 29 North, Range 23 West, Ramsey County, Minnesota, which lies east of the west 446 feet of said North Half of the North Half of the Northeast Quarter of the Northwest Quarter, lying southerly of a line running southwesterly from a point of beginning located on the eastern boundary of the City 225 feet south of the center line of Larpenteur Avenue to a point on Pleasant Street extended 530 feet south of the center line of Larpenteur Avenue; and there ending. Except the following parcels:
 - Parcel 1: The south 307.63 feet of the east 194.16 feet of the west 640.16 feet of said North Half of the Northeast Quarter of the Northwest Quarter.
 - Parcel 2: The South 109 feet of said North Half of the Northeast Quarter of the Northwest Quarter except the following described parcels:
 - a. The west 640.16 feet thereof;
 - b. The east 390.72 feet thereof.

Parcel 3: The south 225 feet of the east 390.72 feet of said North Half of the Northeast Quarter of the Northwest Quarter.

B. R-2, Urban Residential: The land area bordered on the west by the center line of Eustis Street; on the north by the center line of Larpenteur Avenue; on the east by Pleasant Street extended; and on the south by the center line of the vacated intercampus car right of way.

C. R-3, Multiple Residential: The land area bordered on the west by the center line of Minnesota 280; on the north by an east-west line running parallel to Larpenteur Avenue 330 feet south of the center line; on the east by the center line of Eustis Street, and on the south by the City boundary, excepting therefrom that area lying 20 feet south and 120 feet north of the south line of the Northwest Quarter of the Northwest Quarter, Section 20, Township 29, Range 23 and between the center line of Eustis Street and the center line of Highway 280.

D. B-1, Community Business:

1. The land area bordered on the west by the center line of Minnesota 290; on the north by an east-west line running parallel to Larpenteur Avenue 175 feet north of the center line on the west side of Malvern Street and 180 feet north of the center line on the east side of Malvern Street; on the east by the center line of Eustis Street; on the south by an east-west line running parallel to Larpenteur Avenue 330 feet south of the center line.

2. Lots 17 and 18, Block 1, Manuels Subdivision (northeast corner of Eustis and Larpenteur).

E. I-1, Industrial:

1. The land lying west of the center line of Minnesota 280, bordered on the north, west, and south by the City boundary.

2. The land lying 20 feet south and 120 feet north of the south line of the Northwest Quarter of the Northwest Quarter, Section 20, Township 29, Range 23 and between the center lines of Eustis Street and Highway 280.

F. C-1, Conservation:

1. The land area bordered on the west by the center line of Pleasant Street; on the south by an east-west line running parallel to Roselawn Avenue 530 feet south of the center line from Pleasant Street to Lake Street extended, then south to the center line of Summer Street and east to the center line of Fulham Street; on the east by Fulham Street and on the north by Roselawn Avenue.

2. Beginning at the northeast corner of the south 225 feet of the east 390.72 feet of the North Half of the Northeast Quarter of

the Northwest Quarter, which point is on the easterly boundary of the City of Lauderdale, thence westerly along the north line of said tract to the northwest corner thereof, thence southerly approximately 116 feet to the north line of the south 109 feet of said North Half of the Northeast Quarter of the Northwest Quarter, thence along said north line to its intersection with the southerly extension of the center line of Pleasant Street, thence southerly along said southerly extended center line to the southerly City border of Lauderdale, thence easterly along the southerly City border a distance of 370 feet more or less to the southerly extension of the east line of Ridgewood Terrace, thence northerly along said easterly line a distance of 234 feet more or less to the southwest corner of Lot 7, Oakwood, thence easterly along the southerly line of Lot 7, Oakwood and its easterly extension, a distance of 135 feet, thence northerly a distance of 344 feet, thence easterly to the easterly boundary of the City, thence northerly along said easterly boundary to the point of beginning and there terminating. (Zoning Ord. as amd.)

10-5-2: DISTRICT REQUIREMENTS:

Except for planned unit developments, all buildings and uses in each district shall be subject to the requirements listed under Chapters 4 through 14 of this Title. Planned unit development standards may be applied to any residential district at the request of the landowner and the discretion of the City Council. Where planned unit development standards differ from the original district standards the planned unit development standards will apply. (Zoning Ord. as amd.)

10-5-3: UNDESIGNATED USES:

A use not specifically designated as a permitted or conditional use anywhere in the City is considered prohibited. In such a case the Council, the Commission or a property owner may request a study by the City to determine if the use is acceptable and if so what zoning district would be most appropriate for the use and what conditions and standards if any, should be attached to the development of the use. If found acceptable, an amendment to this Title may be initiated by the Council or Commission permitting the use. (Zoning Ord. as amd.)

10-5-4: HIGH DENSITY RESIDENTIAL - CONSERVATION (HDR-C) DISTRICT

1. Purpose; Conservation Objectives. The purpose of the HDR-C District is to allow for the reasonable development of land while protecting, preserving, restoring and enhancing the City's ecological resources, and promoting resilient and sustainable building and site planning practices. Development within this District shall be consistent with the goals and objectives stated within the City's Comprehensive Plan and the stated Conservation Objectives. Each site will be individually evaluated during the Concept

Plan stage of the Planned Unit Development ("PUD") process, which shall be required for all HDR-C rezoning requests, as described in Title 10, Chapter 7, Section 10-7-7. The Concept Plan stage is required so that the priority and relevance of the following stated Conservation Objectives for each site can be established:

- a. Protect and enhance the ecological function of native woodlands, wetlands, and surface water management areas;
 - b. Enhance and create opportunities to restore ecological connections between parks, the City's nature area, and other protected lands with ecological significance;
 - c. Create public trails and connections for the City's residents that provide access to enjoy the City's open space and natural resources;
 - d. Create public open space and natural resource areas for the City's residents to access and enjoy; and
 - e. Incorporate Innovative Site Design and Green Building Standards into new development or redevelopment that contribute to the City's long-term sustainability and resiliency.
2. Applicability. The HDR-C District shall be available only for properties that meet the minimum standards and regulations as stated herein and that are guided as High Density Residential, High Density Residential Conservation, Mixed-Use South, and Mixed-Use North within the City's Comprehensive Plan. Property owners are encouraged to consider utilizing the HDR-C District to enhance, protect, and achieve the Conservation Objectives for residential development.
3. Definitions. For the purposes of this section 10-5-4, the terms defined below shall have the meanings given them.
- a. Base Density. The permitted number of units or lots in the HDR-C District absent any flexibility provided through a PUD and equal to the established minimum density identified within the City's Comprehensive Plan for the guided land use designation.
 - b. Conservation Area. Designated land within an HDR-C Subdivision that contributes towards the achievement of one or more of the Conservation Objectives. A Conservation Easement shall be recorded to protect the Conservation Area in perpetuity. Conservation Areas may be used for preservation of ecological resources;

enhancement, creation and/or restoration of ecological resources, passive recreation, and/or innovative site design characteristics that support ecological sustainability.

- c. Conservation Easement. A non-possessory perpetual interest of a holder in real property imposing limitations or affirmative obligations, the purpose of which may include retaining, restoring or protecting natural, scenic, or open space values of real property, assuring its availability for forest, recreational or open-space use, protecting natural resources, maintaining or enhancing air or water quality, and preserving and/or promoting the historical, architectural, archaeological, or cultural aspects of real property.
- d. Conservation Objectives. Those objectives specified in Section 10-5-4, subd. 1 of this ordinance.
- e. Green Building Standards. New development or redevelopment that achieves LEED Certification or incorporates LEED standards or other industry-recognized energy and/or environmental building characteristics. The plan set shall include architectural plans, LEED checklists, or other supporting documentation.
- f. HDR-C Subdivision. Any development or redevelopment that incorporates the concepts of designated Conservation Areas or Innovative Site Design and Green Building Standards, as defined herein.
- g. Holder. The party holding the Conservation Easement in accordance with Minnesota Statutes, Chapter 84C.
- h. Homeowners Association or Management Company. A formally constituted non-profit association or corporation made up of the property owner(s) and/or residents of an HDR-C Subdivision for the purpose of owning, operating, and maintaining Conservation Areas and/or other commonly owned facilities and Open Space.
- i. Innovative Site Design. New development or redevelopment that incorporates resiliency, sustainability, energy efficiency, or other alternative site design considerations. Such elements must be clearly demonstrated through the plan review process and may be graphically shown through site plans, shade/solar studies, landscape plans, or other submissions deemed acceptable by the City.

- j. Net Land Area. The total land area in a proposed HDR-C Subdivision excluding wetlands, required wetland buffers, protected easement areas, right-of-way, and land that slopes greater than 18%,
 - k. Open Space. Land not designated as a Conservation Area that is used for parks, innovative site design characteristics, trails, or other recreational uses. Open Space may be owned and managed by the City, a Homeowner's Association, or other entity.
4. Planned Unit Development Process. The City intends to evaluate the Conservation Objectives of the HDR-C Subdivision through using the City's planned unit development (PUD) process. The Conservation Objectives, as stated within this ordinance, are not necessarily listed in order of priority. The applicability or priority of the stated Conservation Objectives to a specific site or project will be established as part of the PUD process as outlined in this Ordinance. The property owner or developer will be required to demonstrate how, and to what extent, they meet the identified and applicable Conservation Objectives. In exchange for achieving the applicable Conservation Objectives, the City will consider and allow design flexibility and increased density. The City intends to work collaboratively with the property owner or developer through the Concept Plan stage of the PUD process to appropriately identify the applicable Conservation Objectives and any flexibility or increase in Base Density to be allowed.

The provisions and procedures of the City's PUD ordinance shall apply, except as modified and explicitly stated within this section which includes the required Concept Plan Stage. Prior to submitting application materials for the Concept Plan, the City requires applicants to engage in a meeting with city staff to establish and identify the goals for a specific site, and to identify and prioritize which Conservation Objectives are applicable to a site and its development. The Development Stage PUD plans shall clearly demonstrate how the proposed project meets the Conservation Objectives identified during the Concept Plan stage. If a final PUD plan is approved by the City, the property shall be rezoned to HDR-C PUD. The permitted uses, regulations and flexibility shall be stated and documented within the approved plans and resolution and in a HDR-C PUD development agreement to be executed by the City and the applicant. The provisions in this section are requirements for all HDR-C Subdivisions, unless the City Council allows and approves any exceptions as part of the PUD process.

5. Uses. All permitted, conditional, and accessory uses allowed within the R-1, R-2, and R-3 zoning districts shall be allowed in the HDR-C District.
6. General Performance Standards. The City Council may, in its sole discretion, grant flexibility from the requirements of the existing zoning district, or other requirements of this code if the proposed HDR-C Subdivision meets the applicable Conservation Objectives. In considering how much flexibility, if any, is warranted, the City will evaluate the amount and quality of Conservation Areas protected or created, the public access to or enjoyment thereof, and if Green Building Standards or Innovative Site Design standards have been incorporated into the development plan.
 - a. Conservation Objectives and Determining Flexibility. Conservation Area(s) shall be designated and located within a HDR-C Subdivision to maximize achievement of the Conservation Objectives. All Green Building and Innovative Site Design standards utilized must be documented and demonstrated at time of application. The opportunity to achieve the Conservation Objectives will be site specific, and each project will be evaluated independently to determine the extent to which the Conservation Objectives are met.
 - b. Density Flexibility. Each site shall be entitled to the Base Density calculated using the Net Land Area, which equals the minimum stated value of the density range for the land use designation identified within the City's Comprehensive Plan. Any increased density above the Base Density shall be calculated from the Net Land Area, and any increased density shall be at the discretion of the City Council. The City Council shall base its decision regarding density flexibility on 1) how effectively the proposed project meets the prioritized and applicable Conservation Objectives established as part of the Concept Plan stage; and 2) the extent to which the project will support the Conservation Objectives long-term. The City will permit increased densities up to the maximum stated value of the density range for the land use designation in the City's Comprehensive Plan only if the project demonstrates long-term support of the applicable Conservation Objectives.
 - c. Other Areas of Flexibility. In addition to increased density, other areas of flexibility may be requested to support the applicable Conservation Objectives, including, but not limited to the following: (i) lot size, lot width, setbacks; (ii) housing types; (iii) landscaping; (iv) screening; and (v) park dedication.

7. Conservation Area Ownership. Any areas designated as Conservation Areas in an HDR-C Subdivision shall be established, protected, and owned in accordance with the following requirements:

- a. Designated Conservation Areas shall be surveyed and subdivided as separate outlots and legally described on the final plat.
- b. Designated Conservation Areas must be protected in perpetuity in accordance with the Conservation Easement conveyed to a Holder pursuant to Minnesota Statutes, Chapter 84C and must run with the land. The Conservation Easement must be approved by the City attorney and must explicitly define the permitted uses within the Conservation Area.
- c. The permanent Conservation Easement may be held by any combination of the entities defined by Minnesota Statute Chapter 84C, but in no case may the holder of the Conservation Easement be the same as the owner of the underlying fee title.
- d. The City shall have a third-party right of enforcement with regard to the Conservation Easement.
- e. The permanent Conservation Easement shall be recorded with Ramsey County and must specify, at a minimum, the following:
 - i. The entity that will maintain the designated Conservation Area;
 - ii. The purpose of the Conservation Easement, that the easement is permanent, and the conservation values of the property;
 - iii. The legal description of the land under the easement;
 - iv. The restrictions on the use of the land, and restrictions from future development;
 - v. To what standards the Conservation Areas will be maintained, and the responsible party(ies) for such maintenance and/or restoration; and
 - vi. Who will have access to the Conservation Area.
- f. The underlying fee of each designated Conservation Area parcel may be held/owned by any combination of the following entities:
 - i. A common ownership association, subject to the provision in the HDR-C PUD District;

- ii. An individual who will use the land consistent with the permeant Conservation Easement;
 - iii. A private nonprofit organization, specializing in land conservation and stewardship, that has been designated by the Internal Revenue Service as qualifying under section 501(c)(3) of the Internal Revenue Code or successor sections; or
 - iv. The City of Lauderdale, at its discretion, and if determined there are no other viable options.
- g. Open Space areas that are not a part of the Conservation Areas may be established within the HDR-C Subdivision without protection of a Conservation Easement, and consideration of how, or if, such areas contribute to the Conservation Objectives will be determined at the discretion of the City Council.
- h. Innovative Site Design and Green Building Standards may or may not be a part of a designated Conservation Area, and those that are a part of the Conservation Easement must be expressly permitted uses within the Conservation Easement. Those characteristics or building that are used in granting design flexibility or increased density that are not a part of a Conservation Easement must be detailed within a restrictive covenant or homeowner's association covenants that is recorded against the property.

8. Conservation Area Management and Maintenance Plan ("Plan").

- a. Plan Content Requirements. For any designated Conservation Area, a Plan for the restoration (if applicable), development, maintenance, and insurance of the Conservation Area must be identified and approved as part of any HDR-C Subdivision. The Plan must address, if applicable:
- i. Define the ownership of the Conservation Area;
 - ii. Describe the method of land protection;
 - iii. Specify restoration (if applicable), regular and periodic operation, maintenance, and responsibility; and
 - iv. Provide insurance requirements, and other associated costs with the maintenance and management of the Conservation Area and how the necessary fees will be obtained (through a homeowner's association, rents, or other funding mechanism).
- b. Plan Submittal Requirements. As part of the initial application for an HDR-C Subdivision and along with any

other PUD requirements, the applicant must submit a narrative and maps that describe the following:

- i. Existing Conditions which identifies each applicable Conservation Objective addressed within the Conservation Area, including all natural, cultural, historic, and scenic elements in the landscape;
- ii. If protection of an existing natural area/natural resource is proposed, a natural resource inventory prepared by an ecologist, or similarly designated professional, shall be prepared and submitted as part of the Plan;
- iii. Objectives for the Conservation Area, including, but not limited to, the proposed permanent maintained landscape condition for each area, any restoration or enhancement of natural features, and a maintenance plan describing the activities to be performed for any restoration and post-restoration activities.

c. Funding of Operation and Maintenance. The City may require an applicant to escrow sufficient funds for the maintenance operation costs of Conservation Areas depending on the restoration measures identified within the Plan. The amount and duration shall be at the discretion of the City Council, but shall be proportional to the effort proposed.

d. Enforcement. In the event that the fee owner of the Conservation Area fails to properly maintain all or any portion of the Conservation Area, the City in coordination with the Holder of the easement may serve written notice upon such fee owner setting forth the manner in which the fee owner has failed to maintain the Conservation Area. Such notice shall set forth the nature of corrections required and the time within which the corrections shall be made. Upon failure to comply within the time specified, the fee owner, or any successor organization, shall be considered in violation of this ordinance and the Holder may take any action authorized under the law to enforce the Conservation Easement. The City may exercise its rights under third party right of enforcement.

9. Site Design Process. In addition to all other requirements, the applicant shall include the following with its application:

- a. Graphics and supporting information that identifies how the proposed Conservation Areas were identified. This should include, at a minimum, the following:

- i. Unbuildable areas that include slopes greater than 18%, wetlands, wetland buffers, streams, right-of-ways, and protected easement areas;
 - i. Areas designated as Conservation Area;
 - ii. A natural resource inventory of the site, including without limitation, an identification of the land cover and existing vegetation;
 - iii. A wetland delineation, if applicable; and
 - iv. A list of any known protected species, plants and/or animals, as obtained from the Minnesota Department of Natural Resources;
 - b. A survey identifying the Net Land Area;
 - c. The proposed location of new structures outside and within, if applicable, the proposed Conservation Area;
 - d. A description of how buildings were sited, and if such siting meets criteria established within this section;
 - e. The design and location of streets and trails which demonstrate all vehicular and pedestrian connections; and
 - f. A survey showing all proposed lot lines, including Conservation Area outlots.
10. General Conservation Design Standards. The following design standards shall be considered in designing the HDR-C Subdivision:
- a. Conservation Areas should be adjacent to or incorporate existing natural features of the site when possible to accomplish a larger interconnected and contiguous network of open spaces;
 - b. The quantity of land protected and the extent to which contiguous areas are designated;
 - c. Incorporate public and private trails that connect to the City's existing sidewalks and other natural/park areas;
 - d. Stormwater management facilities should consider innovative solutions and should be designed to feel natural and support the open space network; and
 - e. Stormwater management facilities may be located within a Conservation Area but may not be used as part of the justification for increased density, unless such design incorporates innovative and low-impact development

characteristics not required as part of a standard permitting process.

11. Landscape Design Standards in HDR-C. The following landscape design standards in an HDR-C Subdivision should be considered:

- a. The selection of vegetation should be guided by natural vegetative community types found in the Minnesota Land Cover Classification System and the Minnesota Department of Natural Resources' pre-settlement vegetation mapping information for the area;
- b. Reduction or eradication of invasive species from a site;
- c. Creation of a natural design plan for surface water management features should be incorporated, and native species prioritized where possible;
- d. Integration of nature trails and foot paths should be explored and should connect to the City's existing parks, nature areas, trails and open spaces, when possible; and
- e. Better Site Design/Low Impact Development practices as identified in the *Minnesota Stormwater Manual* published by the Minnesota Pollution Control Agency shall be used to design sites and meet the performance standards.

12. Innovative Site Design and Green Building Standards. The following Innovative Site Design and Green Building Standards, among others, should be considered in designing the HDR-C Subdivision:

- a. LEED certification on new buildings;
- b. Include energy-efficient appliances and other efficiency measures within new buildings;
- c. Explore incorporating alternative energy sources in new building designs (e.g. solar, geothermal);
- d. Site new buildings to respond to existing climate conditions to minimize energy use (e.g. solar/shade positioning, wind); and
- e. Consider material choices that are renewable, and/or designed to create a more energy efficient building.

LAUDERDALE ENVIRONMENT AND SUSTAINABILITY COMMISSION AGENDA TOPIC FORM

Meeting Date

June 17, 2025

Agenda Item

DNR Grant

Action Requested

Consent

☐

Public Hearing

☐

Discussion

☒

Action

☐

Resolution

☐

Work Session

☐

DESCRIPTION OF TOPIC:

Late in 2023, the DNR received legislative funding for a grant program focused on removing and replacing trees infected with Emerald Ash Borer. The city applied and received \$38,910. Attached is a portion of the application.

As the rules and requirements have rolled out, it has been harder to use the money than expected, which we can discuss during the meeting. Ultimately, the City has removed the last nine boulevard ash trees with the money and will be replacing them shortly. We will likely not spend about \$15,000 because the money can't be used to remove diseased ash trees on other public rights-of-way. There also are significant requirements on the trees planted because the funds were bonded for and are considered a capital asset by the state. It makes more sense to focus on other less restrictive ways to fund tree replanting.

At the next meeting, we can look at the Arbor Day Foundation's program to streamline the replacement of private property trees. The loss of boulevard trees has been unfortunate but the real loss has been the number of trees removed from private property.

Exhibit A: Grant Project Deliverables
2023 Shade Tree Program Bonding Grants
City of Lauderdale Deliverables

Grant Sum Total: \$38,910.00

Grant Parameters

- Planting trees can take place without removal.
- Removals need to be considered a necessary component of replanting.
- Removals conducted on streets and manicured parks must meet a minimum of one tree planted for each tree removed.
- Removals conducted in park woodlands must incorporate replanting at a meaningful rate.
 - Removals in woodlands need to be mitigating a public safety concern or to address degraded ecosystems.
 - Removals must meet a minimum of one tree planted for five trees removed.

Accomplishment Reports

As work is completed, thoroughly address all applicable bullet points below. Add in the date of reporting (e.g. 1/1/24) and change the font color of your update to red, to show where information has been added. Continually add to this document over the lifetime of your grant, making sure that all bullet points are addressed by the time of the grant's completion.

A written update must be submitted by each reporting deadline, to ensure project is moving forward and on track to completion. Add written reports below corresponding to each reporting date:

July 1, 2024 Update:

January 1, 2025 Update:

July 1, 2025 Update:

January 1, 2026 Update:

July 1, 2026 Update:

January 1, 2027 Update:

July 1, 2027 Update:

January 15, 2028 Final Report:

Work with DNR to fully execute and report on the impacts of the work plan by meeting the requirements as submitted in the application:

Anticipated Accomplishments: Trees Removed-20 Trees Planted-30

Project Overview and Need

The City of Lauderdale is adjacent to the St. Anthony Park neighborhood in St. Paul where the first EAB infected tree was found. The spread of the disease to our community was swift. The on-going removal of ash trees on public and private properties within the City is constant. This has been a drain on City funds. Since 2016, the City has spent \$116,000 on tree care, the vast majority on removing diseased ash trees. Each year the City removes the most diseased and hazardous trees based on what we can afford to spend on removal.

Our goal for this grant is to remove the remaining public ash trees from boulevards, Lauderdale Community Park, Skyview Park, and the Lauderdale Nature Area to make way for replacement boulevard and park trees. The City has financed the removal of all of the diseased public trees without outside support and created a tree inventory in our GIS system to track removals. Without this grant, the City will continue to remove diseased ash trees as funds allow. We will be unable to plant new boulevard or park trees until the diseased ash trees are removed because of the hazard they pose. We find the diseased ash trees become brittle quickly and need removal.

Until recently, Lauderdale was a low-income census tract. Per the Minnesota Pollution Control Agency's interactive environmental justice map Lauderdale's population is 35.74% people of color and 24.68% earn income less than 200% of the federal poverty level. Our tree canopy has declined noticeably in the past five years due to the ash tree loss. We will use the grant dollars to start the rebuilding process. This included planting in our parks that are heavily used by our BIPOC residents.

Project Timeline

January - December 2024 – Remove remaining public ash trees from boulevards, Lauderdale Community Park, Skyview Park, and the Lauderdale Nature Area along paths and adjacent to homes.

April - September 2024 – Identify tree planting locations.

October - December 2024 – Contact property owners adjacent to tree planting locations to discuss tree species and their ability to keep the tree bags filled.

January-March 2025 – Order trees and related materials for spring planting.

April – June 2025 – Plant trees.

Ongoing - Staff monitoring of new trees to verify they are unharmed, growing, and being watered.

Fall 2025, 2026, 2027 - Inspection and pruning by city arborist.

Project Budget Explanation

The City has approximately 20 public ash trees left on the boulevard, in parks, and in wooded areas near homes and along paths. Staff will use the funds to remove those, grind stumps where needed, and haul where needed. Trees in wooded areas will likely be left on site for habitat.

The trees will be planted along public streets and in city parks. After planting, they will be watered by tree bags and protected with tree protectors. Staff selected four tree options to increase diversity of species and allow homeowners to have some say in the planting process.

Staff do not regularly plant trees and we want these to grow successfully. The City's contracted arborist will assist with planting and the initial inspections and pruning.

Any unexpected costs, cost overages, or items not covered by the grant will be paid for by the City.

Project Impacts on Priority Landscapes and Populations

Lauderdale is a suburb with a development pattern similar to Minneapolis and St. Paul. Lauderdale always has been a gem for families starting out. With the most affordable properties in Ramsey County outside of St. Paul, Lauderdale has been a place where working class families and new immigrants could afford their first homes in a safe community with access to good schools. It has always been the goal of the City to preserve our naturally occurring affordable rental and owner occupied housing. That doesn't

just mean preserving an affordable price but providing a healthy environment with access to light, air, and shade that families with more money can afford to buy on bigger lots in wealthier suburbs.

The loss of our tree canopy due to EAB over the past five years is visually noticeable. We haven't been able to focus on replanting with all of the trees that we have had to finance removing. We are finally at the turning point. With only 20 or so public ash trees remaining, we can turn attention to replanting. With this grant money, we will be able to make our first investment in new trees to restore the City's lush tree canopy and the environmental health benefits that come with it. Per the Minnesota Pollution Control Agency's interactive environmental justice map, Lauderdale's population is 35.74% people of color and 24.68% earn income less than 200% of the federal poverty level. Our diverse population will benefit both from the newly planted trees as well as the relief to our budget and levy which greatly impacts our lower-income households.

Communication

The City's primary communication tools are its website, email distribution list, and quarterly newsletter. We will use these three formats to spread the word out about the grant, what the funds will be used for, and how they will benefit the community. We will send letters or call homeowners with boulevards that we think will be good candidates for tree planting.

This year, the City had a Forestry Corps member for three months. She created media materials specific to community forestry practices on small urban lots. The materials also include recommended trees for replacement in our climate that will remain resilient. We have these materials available on our website and will continue to promote them to encourage the planting of new trees on private property as well. While the City has lost many public trees, the loss on private property has been far greater.

Key Personnel

The key in-house personnel include the city administrator, public works coordinator, and contracted arborist.

Heather Butkowski, City Administrator

BA and Masters Degree in Public Administration (MPA)

Administration of the project: contracts management, grant management, financial management, procuring supplies, communication, lead public works staff.

Gordy Beck, Public Works Coordinator

DNR Certified Tree Inspector

Planting decisions, public education, tree monitoring, tree planting.

Key contractor

Rod Mead, Owner Blue Chip Tree Company

ISA Certified Arborist, 40-years in the tree business

Oversee tree planting, condition assessment reports, pruning, and ash tree removal.

Blue Chip Tree Company has provided the City's tree trimming and arborist services for over two decades.

Tree Planting

Grant funds will not fund the purchase of trees that are over-represented in your community. Any genera that comprise 10% or more of the community forest make-up will not be funded. Numbers

derived from the Minnesota Department of Natural Resources 2010 Rapid Assessment will be used unless an updated inventory is provided. For this community it means grant funds cannot be spent on purchasing:

- *Acer* (maple): 26.1%
- *Picea* (spruce): 18.6%
- *Fraxinus* (ash): 10.3%

All trees planted with grant funds are expected to be maintained based on the grantee submitted Three Year Maintenance Plan as submitted and attached to contract. Trees that do not survive will need to be replaced prior to grant close-out utilizing the warranty the city has with the nursery that stock was purchased from, or at the expense of the grantee.

Trees must be planted in accordance with the standards set in the Minnesota Department of Natural Resources [Pocket Guide to Planting Trees](#).

Reporting and Preparing for Reimbursement

Accomplishment reports, maps, and declarations and/or certifications of completed work will need to be submitted in order to make an official request for reimbursement. You may wait until the end of your project to submit an official request for reimbursement; however, you will be required to submit the following annually on reporting deadlines as listed above under "Accomplishment Reports" to ensure that you are on track for completing grant accomplishments and securing necessary documentation.

- Partial payment form along with invoices and proof of payment for grant-funded purchases, Cash Match form along with proof of payment, and In-Kind Match form
- Accomplishment Reports will include grant contract deliverables and their impacts (required biannually, see dates above)
- Photo documentation of the project's progress at appropriate phases, and illustrations, diagrams, charts, graphs, and maps to show results
- Maps will:
 - Identify the location of ash that have been removed
 - Identify the location of ash stumps that have been ground
 - Identify the location and species of trees that have been planted
- All trees removed, and planted will be mapped and submitted as shapefiles, with the planted trees identified by species, to obtain grant fund reimbursement. If your community does not have access to shapefile-generating software, please notify your DNR Urban and Community Forestry Team Member, and they will work to assist you.

Following the submission of invoices and accomplishment reports, a compliance check will be conducted by Minnesota Department of Natural Resources staff. Staff will do a site evaluation ensuring that tree species submitted on maps are correctly identified and planted in accordance with the standards set in the Minnesota Department of Natural Resources [Pocket Guide to Planting Trees](#).

Staff will also ensure that the project adheres to the 20-10-5 guideline which means that following planting, a community has no more than 20% of their trees within a single family, no more than 10% of their trees within a single genus, and no more than 5% of their trees within a single species. Staff will confirm that planted tree stock is ¾ - 2 inch caliper bareroot or a container class size #20 or smaller.

To Obtain Reimbursement

All documentation within the above section “Preparing for Reimbursement” will be required to obtain reimbursement. Additionally, you will be required to submit all relevant certifications and/or declarations.

Certifications and Declarations

This grant requires a declaration be recorded against real estate that is purchased or improved with state general obligation bond proceeds. When trees are planted in parks or public-owned properties, a General Obligation Bond Financed Property Declaration must be recorded on the legal description with the County Recorder. The recorded declaration proclaims a property as “Restricted Property,” which prevents these properties from being sold, mortgaged, encumbered, or otherwise disposed of without the approval of the Commissioner of Minnesota Management and Budget for 125% of the useful life of the Restricted Property. The useful life for this grant is 30 years, meaning 125% of that is 37.5 years.

If the grant project involves more than one park or public-owned property, **one declaration can be recorded with multiple legal descriptions** (this means you only pay one filing fee). Consider recording the declaration after all trees have been planted in parks or on public-owned properties, instead of beforehand, since removing a declaration from a legal description requires a written release from the commissioners of Management and Budget and Department of Natural Resources.

For projects or portions of projects that lie within roads, highways or utility or transit corridors, easements or rights-of-way, a waiver appeal can be requested. If approved, the grantee will require a certification in which the grantee acknowledges that the property purchased and/or improved is still state bond financed property and thus subject to certain statutory requirements will suffice in lieu of a declaration.

Certifications and declarations must be submitted **before** requesting reimbursement from DNR.

Please see Attachments 1A, 1B, and 2A. For more information and templates.

Acknowledgment

The Minnesota Department of Natural Resources needs to be acknowledged in publications, audiovisuals, and electronic media developed as a result of this award.

- Including any publications or outreach materials related to this grant or agreement, a statement of affiliation with Minnesota Department of Natural Resources, e.g., “This publication made possible through a grant from the Minnesota Department of Natural Resources.” OR “This project was conducted in cooperation with the Minnesota Department of Natural Resources.”
- Logo is permitted for use and can be obtained by contacting an Urban and Community Forestry Team Member.