



*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 Parks Commission  
3800 Laverne Avenue North  
July 20, 2020 6:30 PM**

### **AGENDA**

1. Call to Order
2. Pledge of Allegiance
3. Approve Agenda
4. Approve Minutes
  - a) None to approve
5. Public Comments
6. Review 2021-2025 CIP
7. Review of Schiltgen Farm PUD
8. Park Naming of Park in Inwood
9. Park Naming of Park in Easton Village
10. August 17, 2020 Meeting Agenda
11. Communications
12. Adjourn

*\*\*\*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.*



## STAFF REPORT

DATE: July 20, 2020  
ITEM #:

**TO:** Parks Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** 2021-2025 Parks CIP  
**REVIEWED BY:** Kristina Handt, City Administrator  
Marty Powers, Public Works Director

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### **BACKGROUND:**

A Capital Improvement Program, or CIP, is a multi-year (typically 5 years) capital expenditure plan for a City's infrastructure (such as streets, parks and utility systems), and equipment and public buildings. It identifies the major projects needed and desired by the community, their potential costs and how they would be financed. A project identified and budgeted through the CIP does not commit the City to that project. The City Council must specifically authorize each one, and the associated funding before any project may proceed. When the CIP is reviewed (ideally annually, in conjunction with the budgeting process) projects may go forward as planned, advance ahead of schedule, be removed entirely, or new projects may be added, these adjustments are dependent upon changes in circumstances and priorities.

The Minnesota Land Planning Act requires that the implementation plan portion of the Comprehensive Plan include a CIP for major infrastructure needs (transportation, wastewater, water supply, parks and open space) for a five-year time period. Cities often expand the scope of their CIPs to include other capital needs (major equipment replacements, for example) and sometimes look beyond the five-year time period, up to 20 years in the future for some projects. Such projects represent more of a "wish-list" that can be evaluated each time the plan is updated.

As a part of the Comprehensive Plan, the CIP has some legal standing. Minnesota Statutes Chapter 473.865 provides that "a local governmental unit shall not adopt any official control or fiscal device which is in conflict with its comprehensive plan." A fiscal device includes a budget or bond issue; so it is important that the plan and CIP be kept up to date and in synch with city budgets.

The primary benefit of a CIP is as a financial planning tool, to help the City plan for the impact of capital needs on future budgets and property taxes, and to help forecast the need for borrowing to undertake major projects. The information developed as part of the capital planning process can help document the need for various projects and help the City Council sort out competing priorities.

Lake Elmo's CIP includes all capital projects that cost at least \$25,000 and have a useful life span of five years or longer.

### **ISSUE BEFORE COMMISSION:**

What parks improvements should be included in the 2021-2025 CIP? When should they be completed?

### **PROPOSAL DETAILS/ANALYSIS:**

Included in your packet is a document listing all of the City parks and trail projects that Staff is aware of at this time. Note that the amount shown for the Central greenway Corridor has changed and will continue to change over time as the installation/development is aligned to coincide with projects that Washington County has identified in their CIP. More costs will be added as more segments of the trails are planned. City costs for the full build out may be around \$3 million depending on grants, development and county cost share.

The commission may also want to consider putting a place holder in the CIP for improvements needed to other city trails throughout the community. Public works staff will be working over the summer to review all city trails and develop a maintenance plan and long range improvement plan that could be included next year in the 2021-2025 CIP.

**Other Items?** Any other items the Parks Commission would like to see in the 2021-2025 CIP need to be identified. Each member should come prepared to identify their top 3 priorities for the next 5 years.

The commission can then also assign a priority to each project based upon the following framework:

1. Critical or urgent, high-priority projects that should be done if at all possible; a special effort should be made to find sufficient funding for all of the projects in this group.
2. Very important, high-priority projects that should be done as funding becomes available.
3. Important and worthwhile projects to be considered if funding is available; may be deferred to a subsequent year.
4. Less important, low-priority projects; desirable but not essential.
5. Future Consideration

When determining a project, the Commission should keep in mind the requirements set out in the City Code. Section 154.15 Park Land Dedication Requirements (F) Park Dedication Fund outlines the parameters of where funds can be spent.

**(F) Park Dedication Fund**

(1) A cash contribution paid to the City shall be placed in a special fund. The money shall be used only for:

- (a) The acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands or open space based on the approved park systems plan;
- (b) Redevelopment or rehabilitation of existing park facilities or sites; or
- (c) Debt service in connection with land previously acquired or improvements thereto previously constructed.

(2) No funds shall be used for ongoing operation or maintenance of existing parks recreational facilities or sites or City vehicles.

**Items Scheduled for 2020.** There are projects scheduled for 2020 that have been planned for but the funds have not been spent yet. Those projects are listed below.

- Sunfish Lake Park Mountain Trail System \$120,000 expenditure
- Inwood Park Improvements \$145,549.69

**FISCAL IMPACT:**

The fiscal impact is dependent upon project selection and available funds.

**2020 Expenses still to come:**

Sunfish Trails	120,000
Inwood Park	\$145,549.69
<b>TOTAL 2020 Expenses</b>	<b>\$265,549.69</b>

**Expected Funds in 2020:**

Union Park	\$124,000 (phase 1)
Wyndham	\$75,000
<u>Applewood Point</u>	<u>\$132,280</u>
<b>Total</b>	<b>\$331,280</b>

<b>Park Dedication Fund Balance</b> (6.9.2020 does not include "Expected Funds")	<b>\$1,318,556</b>
<b><u>Fund Balance after 2020 Expenses</u></b>	<b><u>\$1,053,006.4</u></b>

**OPTIONS:**

- 1) Commission identify additional projects to add to the 2021-2025 CIP
- 2) If no further projects are identified, the listed projects would be forwarded on for review and processed by Finance and Council.

**ATTACHMENTS:**

- 2021-2025 Draft Capital Improvement Plan for Parks

# Capital Improvement Plan - 2021 - 2025

2021 *thru* 2025

Department Parks and Recreation

## City of Lake Elmo, Minnesota

Contact City Administrator

Project # PR-009  
Project Name Central Greenway Regional Trail

Type Improvement

Useful Life

Category Park Improvements

Priority 3 Important

Status Active

### Description

Central Greenway Regional Trail beginning at CSAH 19 and I-94, traveling through Lake Elmo Park Reserve, east along Stillwater Blvd to Manning Ave and then north to TH36.

### Justification

Trail would address the following community needs:

- Deliver students safely to school
- Bring people to our downtown
- Bring people to our parks
- Provide safe recreation
- Trail Diversity-Provide feel of Lake Elmo
- Omit need to bike down Hwy 5/CSAH 14
- Compatibility with public grant opportunities
- Compatibility with private funding opportunities

Feasibility of land acquisition will be a consideration

Trail likely to be built in segments in conjunction with county road projects and as funding allows through Met Council or other state grants

Expenditures	2021	2022	2023	2024	2025	Total
Construction/Maintenance			220,000			220,000
<b>Total</b>			<b>220,000</b>			<b>220,000</b>

Funding Sources	2021	2022	2023	2024	2025	Total
Park Dedication Fund			220,000			220,000
<b>Total</b>			<b>220,000</b>			<b>220,000</b>

### Budget Impact/Other

Additional trails to maintain-labor and materials for snow removal if desired by city

Trail construction cost may be as high as \$12 million. City would expect cost share with county as well as grants to offset costs.

2023 costs are for trail through new roundabout at CSAH 19 and CSAH 10 and trail extension abutting Hagebergs

Future costs will be added as they are known

# Capital Improvement Plan - 2021 - 2025

2021 *thru* 2025

City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact Public Works Director

Type Equipment

Useful Life

Category Vehicles

Priority 3 Important

Status Active

Project #	PR-015
Project Name	Dump Truck

<b>Description</b>
F550 pickup dump truck with chipper box and plow mount replaces 2009 vehicle.

<b>Justification</b>
End of Useful life

Expenditures	2021	2022	2023	2024	2025	Total
Equip/Vehicles/Furnishings		70,000				70,000
<b>Total</b>		<b>70,000</b>				<b>70,000</b>

Funding Sources	2021	2022	2023	2024	2025	Total
Vehicle Replacement Fund		70,000				70,000
<b>Total</b>		<b>70,000</b>				<b>70,000</b>

<b>Budget Impact/Other</b>

# Capital Improvement Plan - 2021 - 2025

2021 *thru* 2025

## City of Lake Elmo, Minnesota

Department Parks and Recreation

Contact City Administrator

Type Improvement

Useful Life 40 years

Category Park Improvements

Priority 1 Critical

Status Active

Project # PR-017  
Project Name New or Refurbished Ballfields

### Description

New ballfields to be constructed or refurbished after Tartan ball fields are no longer used by the public

### Justification

Replacement of some of the fields at Tartan Park lost to development of Royal Oaks Golf Course Community

Expenditures	2021	2022	2023	2024	2025	Total
Construction/Maintenance		1,000,000				1,000,000
<b>Total</b>		<b>1,000,000</b>				<b>1,000,000</b>

Funding Sources	2021	2022	2023	2024	2025	Total
Grants/Donation		1,000,000				1,000,000
<b>Total</b>		<b>1,000,000</b>				<b>1,000,000</b>

### Budget Impact/Other

Funding to be provided from developer in development agreement with Royal Golf. Funds to be used for acquisition of land, if necessary, and buildidngor refurbishing of (a) new ballfield(s).

Capital Improvement Plan - 2021 - 2025

2021 *thru* 2025

Department Parks and Recreation

City of Lake Elmo, Minnesota

Contact Public Works Director

Project #	PR-019
Project Name	Dog Park

Type Improvement

Useful Life 25 years

Category Park Improvements

Priority 4 Less Important

Status Active

Description

Parks commission recommended the search and planning for a dog park somewhere near the denser developments  
 Improvements would be minimal such as fencing

Justification

Residents on small lots in denser developments need a place to take their dogs for exercise.  
 By providing a dog park those who let their dogs run off leash in other parks can be redirected

Expenditures	2021	2022	2023	2024	2025	Total
Construction/Maintenance			25,000			25,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

Funding Sources	2021	2022	2023	2024	2025	Total
Park Dedication Fund			25,000			25,000
<b>Total</b>			<b>25,000</b>			<b>25,000</b>

Budget Impact/Other

Capital Improvement Plan - 2021 - 2025

2021 *thru* 2025

Department Parks and Recreation

City of Lake Elmo, Minnesota

Contact Public Works Director

Project #	PR-020
Project Name	Utility Vehicile/Trail Groomer

Type Equipment

Useful Life 10 years

Category Vehicles

Priority 3 Important

Status Active

Description

Replaces 2014 Kubota

Justification

End of Useful Life

Expenditures	2021	2022	2023	2024	2025	Total
Equip/Vehicles/Furnishings				37,000		37,000
<b>Total</b>				<b>37,000</b>		<b>37,000</b>

Funding Sources	2021	2022	2023	2024	2025	Total
Vehicle Replacement Fund				37,000		37,000
<b>Total</b>				<b>37,000</b>		<b>37,000</b>

Budget Impact/Other

City of Lake Elmo, Minnesota  
*Capital Improvement Plan - 2021 - 2025*

**PROJECT LISTING**

**Includes Projects from All Years**

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**Parks and Recreation**

<u>Status</u>	<u>Project #</u>	<u>Project Name</u>
Pending	PR-002	50th Street Trail
Pending	PR-003	Demontreville Park Improvements
Pending	PR-007	Sunfish Lake Park Improvements
Active	PR-009	Central Greenway Regional Trail
Active	PR-015	Dump Truck
Active	PR-017	New or Refurbished Ballfields
Active	PR-019	Dog Park
Active	PR-020	Utility Vehicle/Trail Groomer

City of Lake Elmo, Minnesota  
*Capital Improvement Plan - 2021 - 2025*

2021 thru 2030

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project #	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
<b>Parks and Recreation</b>												
Central Greenway Regional Trail	PR-009			220,000								220,000
	<i>Park Dedication Fund</i>			<i>220,000</i>								<i>220,000</i>
Dump Truck	PR-015		70,000									70,000
	<i>Vehicle Replacement Fund</i>		<i>70,000</i>									<i>70,000</i>
New or Refurbished Ballfields	PR-017		1,000,000									1,000,000
	<i>Grants/Donation</i>		<i>1,000,000</i>									<i>1,000,000</i>
Dog Park	PR-019			25,000								25,000
	<i>Park Dedication Fund</i>			<i>25,000</i>								<i>25,000</i>
Utility Vehicle/Trail Groomer	PR-020				37,000							37,000
	<i>Vehicle Replacement Fund</i>				<i>37,000</i>							<i>37,000</i>
<b>Parks and Recreation Total</b>			<b>1,070,000</b>	<b>245,000</b>	<b>37,000</b>							<b>1,352,000</b>
<b>GRAND TOTAL</b>			<b>1,070,000</b>	<b>245,000</b>	<b>37,000</b>							<b>1,352,000</b>



## STAFF REPORT

### PARKS

COMMISSION DATE:  
7-20-2020

**TO:** Parks Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Schiltgen Farm Concept Planned Unit Development (PUD) Plan Review  
**REVIEWED BY:** Ken Roberts, Planning Director

### BACKGROUND:

Mr. Ben Schmidt, representing the Excelsior Group, is requesting approval of a concept planned unit development (PUD) for the Schiltgen Farm property located 10880 Stillwater Boulevard.

The proposed concept PUD has a total of 318 housing units – 200 single family home sites and 118 townhouse or row home units on 105.3 acres (net) with a density of about 3.0 dwelling units per acre (D.U.A). A western portion of the development site is within the Shoreland Management Area of Sunfish Lake. This triggers the need for a Planned Unit Development because the proposed lots do not meet the lot area, lot width and impervious requirements listed in the City's Shoreland Code for Natural Environment lakes.

### ISSUE BEFORE THE COMMISSION:

The Commission is respectfully being requested to review and provide feedback to the developer, and make a recommendation on proposed parkland and trails to the City Council for the Concept Planned Unit Development.

### GENERAL INFORMATION:

*Applicant:* Excelsior Group (Ben Schmidt), 1660 Highway 100 South, Suite 400, Saint Louis Park, MN 55416

*Property Owner:* Schiltgen Farms Inc. 10880 Stillwater Boulevard, Lake Elmo

*Location:* 10880 Stillwater Blvd, Lake Elmo  
Four Parcels all in Section 14, Township 29 North, Range 21 West, Washington County, Minnesota.

*PID#s:* 1402921140001, 1402921410003, 1402921410001 and 1402921410002

*Request:* Concept PUD Plans approval

*Site Area:* 123.4 acres (all PIDs)

*Residential Development Area:* 105.3 acres

*Existing Land Use Designation:* V-LDR (Village Low Density Residential)

*Proposed Land Use Designation:* V-MDR (Village Medium Density Residential)

*Current Zoning:* RT – Rural Development Transitional District

*Proposed Zoning:* VMX/PUD (Village Mixed Use/PUD)

*Surrounding Zoning:* V-LDR/PUD (north)/ PF – Public Facilities (east)/ RS across railroad tracks (south)/ RT and RR (west).

*Deadline for Action:* Application Complete – 5/07/2020  
60 Day Deadline – 7/05/2020  
Extension Letter Mailed – No  
120 Day Deadline – 9-3-2020

*Applicable Code:* Article 12 – Urban Residential Districts  
Article 18 – Planned Unit Development Regulations  
Article 19 – Shoreland Management Overlay District  
Chapter 153 – Subdivision Regulations  
§150.270 Storm Water, Erosion, and Sediment Control

**PROPOSAL DETAILS/ANALYSIS:**

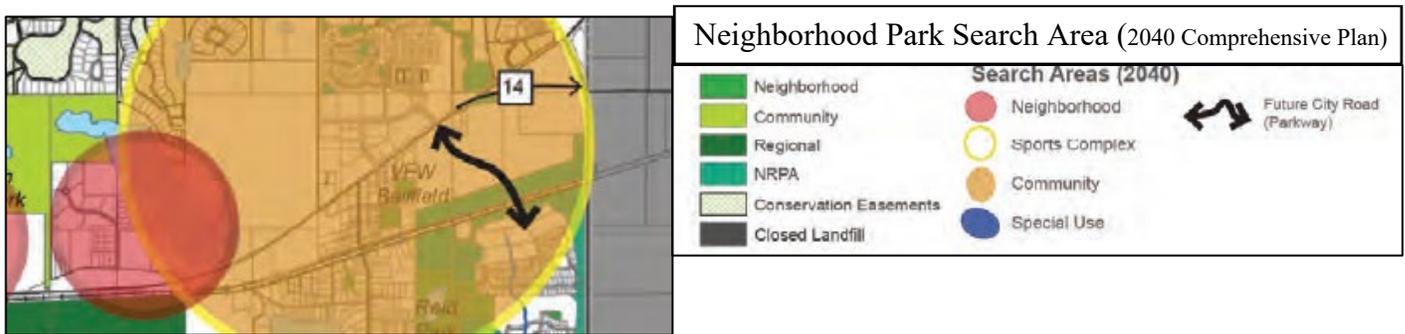
**Development Summary.**

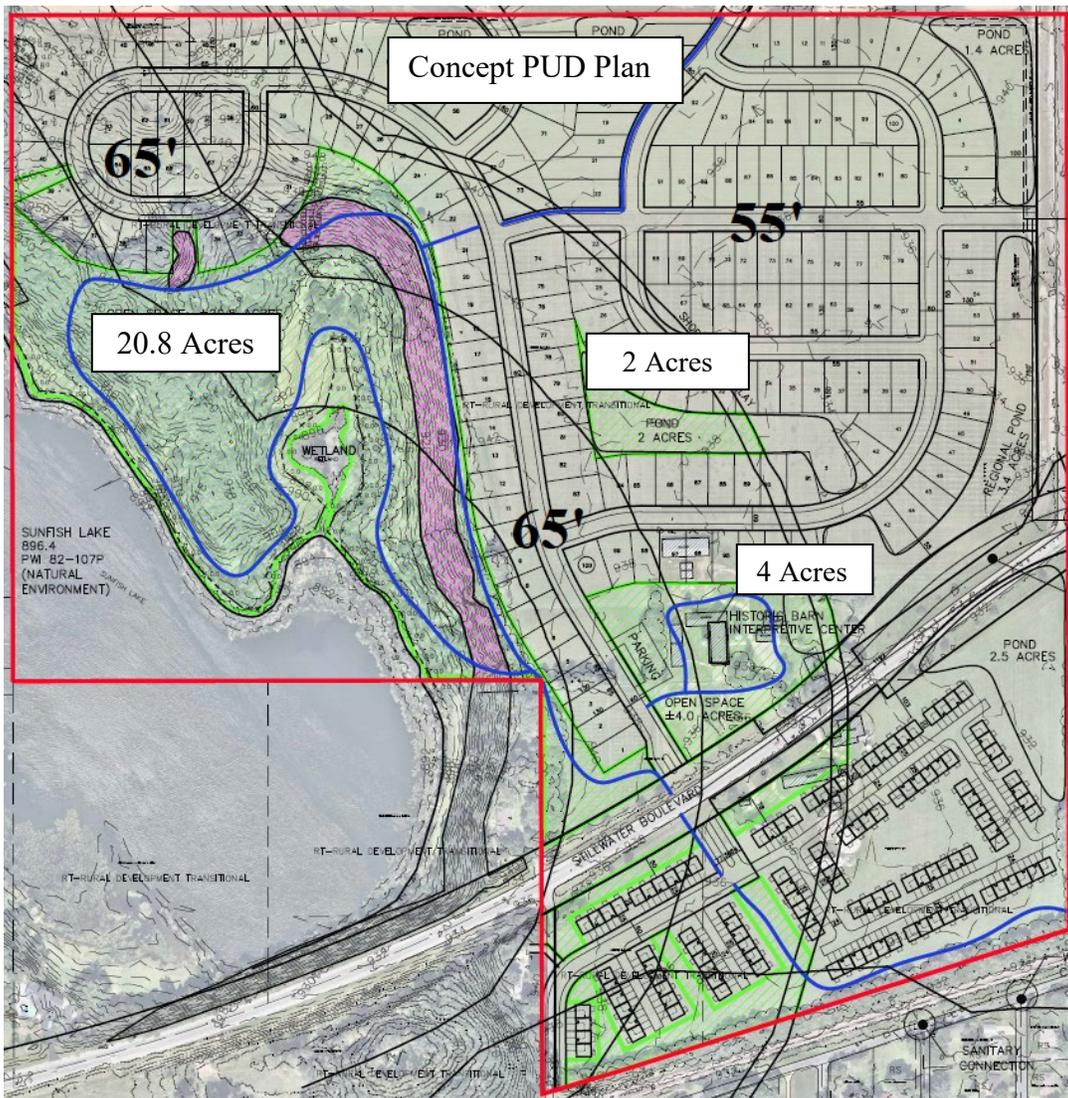
In order for the development to be approved there are some zoning related amendments that need to take place. For example they will need approval of a comprehensive plan amendment, which will adjust the guided land use for the property. The intent of this amendment would allow multi-family housing units to be incorporated into the portion of the development south of Stillwater Blvd. At this time the developer has submitted a proposal which consists of 118 town house units and 200 single family units. The table below provides a breakout of how the land is developed. With this in mind the number units compared to the net acreage results with density count of 3 du/acre.

Total Site Area	123.4 acres (gross)
Residential Site Area	105.3 acres (Net)
Outlot & Open Space Areas	24.8 acres (20.8 acre open space/green area and 4 acres open space area – barn)
Ponding Areas	10.6 acres
Stillwater Blvd ROW	5.5 acres
Lake Elmo Ave ROW	2 acres
Wetland Area	10.6 acres
Residential Lot Area	105.3 acres (net)

**Parks and Trails.**

- *Park Dedication Requirement.* The developer is required to provide the City with either physical land, cash payment, or a combination of both. The developer will be required to provide the City with 10% of the land, which would come to 12.34 acres.
- *Park Dedication.* There are large sections of the development which are left open (20.8 acres), specifically next to the lake. Much of that is undevelopable due to the existing slopes and the requirements in the shoreland code.
- *Neighborhood Park Search Area.* The Comprehensive Park Plan identifies a neighborhood park search area over a portion of the proposed development area. The Comprehensive Parks Plan also identifies this development in the search area for a Sports Complex/community park. The Commission should consider the need of a neighborhood park within the development site or a community sports complex in this area.
- *HOA Land.* The developer intends to preserve the barn and there will be 4 acres of land around the barn that will also be undeveloped and owned by the HOA.





**Trails.** The Comprehensive Trails Plan identifies a needed trail along Lake Elmo Avenue and for a trail along Stillwater Boulevard. Washington County is planning for a trail in this corridor as part of their Central Greenway, which was a jointly planned trail segment with the City of Lake Elmo. This trail segment is critical to the connection of the entire network. These trail segments have been planned for many years and this development creates an opportunity to install a new section of the Central Greenway Trail.

The Concept Plan shows an internal trail network that would also extend into Legacy at North Star along the roadway (Northern Development) and connect into downtown Lake Elmo by the rail road tracks. For reference the trails are shown as blue on the concept map. Fortunately connection into the Legacy development would also provide access onto the Hamlet on Sunfish Lake Trail network, which is now public.

**Park Dedication Criteria:**

The City Code outlines the type of land that is considered acceptable for park dedication. This language outlined below, can be found in Section 153.15 Park Land Dedication Requirements.

*153.15 Parkland Dedication Requirements.*

(C) *Land acceptability.* The City must approve the location and configuration of any park land which is proposed for dedication and shall take into consideration the suitability of the land and for its intended purpose; the future needs of the City for parks, playgrounds, trails, or open space; and the recommendations of the City's Parks Commission. The following properties shall not be accepted for park land dedications:

- (1) Land dedicated or obtained as easements for streets, sewer, electrical, gas, storm water drainage and retention areas, or other similar utilities and improvements;
- (2) Land which is unusable or of limited use; and/or
- (3) Land within a protected wetland or within a flood plain area unless the Council determines that all of the following criteria are satisfied:
  - (a) Would be in the best interests of the general public;
  - (b) Would be valuable resource for environmental preservation, educational, or habitat preservation purposes;
  - (c) Has an exceptional aesthetic value; and
  - (d) Would not become financially burdensome to the City as a result of maintenance or preservation requirements.

Staff has not walked the land but does believe some of the area near the lake would have some value as a “nature park” and would have similar aesthetics to Sunfish Lake Park. In order for this land to be accepted the City would need to consider the criteria of 153.15 C 3. a-d (above). Furthermore, trails can count towards the required park dedication. Unless the trails are public and deeded to the City, dedication credit for the trails should not be considered. With that said, Staff does believe portions of the open space could count towards the park dedication requirements. This type of dedication would not lead to further park development as it would more than likely remain “natural.”

The Commission should also consider the need for a more traditional 2-3 acre neighborhood park within the development. The Parks Chapter of the 2040 Comprehensive plan defines a neighborhood park as “smaller parks offering more common and highly-used facilities to immediate area residents.” Within the neighborhood search area there is not a public park to serve the immediate area. The Parks within Legacy at Northstar are not public and there would not be a location internal to the development that immediate residents would have access to. The elementary school is in close proximity but it would require children to cross a busy roadway to utilize the facility. Being that this is the concept review phase of the development it would be most appropriate to state the types of facilities the Commission would like to see in a neighborhood park, if desired. For example, a ball field, open field for field sports, a playground, or a combination.

**Size Reference:**

Reid Park	- The area encompassing the ball field and park is around 3 acres.
Lions Park	- 3.36 acres, playground, hockey rink, and ball field
VFW Park	- 3.23 acres, ball field
Easton Vil. Park	- 1.36 acres, field and playground
Hammes Park	- 1.93 acres, playground

**OPTIONS:**

The Commission may recommend to the City Council:

- The City accept cash in lieu of land.
- The City accept land in lieu of cash.
- The City take a combination of both.

**RECOMMENDATION:**

Staff recommends the Parks Commission review the proposed Concept Plat and PUD Plans and make recommendation to Council about the park dedication and trail requirements for the development by choosing one of the discussed options.

**ATTACHMENTS:**

- Concept Plan and Narrative
- Washington County Central Greenway Map
- Lake Elmo Park Search Area – Map 6-7

To: City of Lake Elmo  
Re: Schiltgen Property Development, Concept Plan review

May 7, 2020

Thank you for taking the time to review the concept plan for the Schiltgen property.

### **The Property**

The property consists of approximately 123 gross acres located on Stillwater Boulevard, west of Lake Elmo Avenue. The western edge of the property is bounded by Sunfish Lake and the north by the new Legacy at NorthStar development. The property is generally flat where development is being proposed. The area near Sunfish Lake consists of wooded slopes. There is existing single family to the northwest, new single-family construction to the north, a mix of commercial to the east, and single family south of the railroad.

### **Comprehensive Plan**

The Property is designated in the 2040 guide plan as Village-Low Density Residential allowing 1-3 units/acre. The Concept Plan as submitted meets the guide plan at 3 units per acre.

### **Zoning**

The existing zoning is Rural Development Transitional (RT). We will request a re-zoning to a PUD within a Shoreland Overlay District. We are able to provide a better design for the area with the use of the PUD. We believe we are in compliance with the following standards and criteria for a PUD (§154.751):

- A. Innovation in land development techniques that may be more suitable for a given parcel than conventional approaches.  
*In clustering the homes on the flattest portions of the site and complying with 50% shoreland overlay open space, we are maintaining more distance between development and the lake, preserving most of the trees on site, and preserving the existing terrain near the lake.*
- B. Promotion of integrated land uses, allowing for a mixture of residential, commercial, and public facilities.  
*We are proposing a mix of residential housing types. Single family lots closer to the lake, smaller villa style living on the north and east, and higher density townhomes south of Stillwater Boulevard, north of the railroad. This provides a variety of life cycle housing options in one neighborhood.*
- C. Provision of more adequate, usable, and suitably located open space, recreational amenities, and other public facilities than would otherwise be provided under conventional land development techniques.  
*30+ acres of open space will be conserved or created within the shoreland overlay. This will conserve the slopes and woodland and provide a significant buffer around the lake and wetland. Some of this open space will be around the existing barn which will be preserved in some fashion.*

- D. Accommodation of housing of all types with convenient access to employment opportunities and/or commercial facilities; and specially to create additional opportunities for senior and affordable housing.  
*This location, being close to the heart of Lake Elmo's village and commercial districts, creates housing opportunities for local employees and with the proposed trail and street connection to the Old Village the proposed development becomes the gateway for many residents north of Stillwater Boulevard to walk or bike to there. In addition, this location offers easy public or private transportation access via Stillwater Boulevard to area freeways.*
- E. Preservation and enhancement of important environmental features through careful and sensitive placement of buildings and facilities.  
*Nearly 21 acres of land will be maintained in perpetuity as either private or public open space near Sunfish Lake. This is a significant piece of property that will become the gateway to Lake Elmo, maintaining a rural first impression for those visiting the city and offering recreational opportunities for the residents of Lake Elmo. This open space area also provides a significant space for existing woodland and wildlife conservation.*
- F. Preservation of historic buildings, structures, or landscape features.  
*It is our intent to save or restore a portion of the historic barn for use as an interpretive center.*
- G. Coordination of architectural styles and building forms to achieve greater compatibility within the development and surrounding land uses.  
*The Excelsior Group partners with national and local homebuilders that deliver high-quality and architecturally appealing homes and will continue to work with homebuilders that will deliver homes that will be architecturally compatible within the development and surrounding community.*
- H. Creation of more efficient provision of public utilities and services, lessened demand on transportation, and the promotion of energy resource conservation.  
*The development is conveniently located at a main intersection within the City of Lake Elmo, within walking and biking distance to retail, office, and educational facilities. It is also within walking distance to the Lake Elmo Park Reserve. This would allow for the residents to access these services and amenities without the need to drive, lessening the impact to traffic and roads. It also promotes a more sustainable living/less car-dependent option to be in close proximity to these services and amenities.*
- I. Allowing the development to operate in concert with a redevelopment plan in certain areas of the City and to ensure the redevelopment goals and objectives will be achieved.  
*The development will utilize a new sewer line that will be built to serve portions of the Old Village, thereby making the installation of the line more efficient.*
- J. Higher standards of site and building design than would otherwise be provided under conventional land development technique.  
*A PUD would allow for a mix of housing types (various single-family sized lots and townhomes), providing a more interesting and unique development, both visually and in meeting the housing needs for a broader demographic in the community, as identified as a goal within the newly adopted Comprehensive Plan.*

## **Infrastructure**

The proposed neighborhood will have access off Stillwater Boulevard as well as Lake Elmo Avenue. We will connect to the two public right of way stubs on the south side of Legacy at NorthStar. We will design 60' wide public right of ways for all the single-family homes. A portion of the multifamily townhomes on the south will be served by private drives.

There is a water stub to the north in the new Legacy neighborhood as well as within Stillwater Boulevard near Lake Elmo Avenue and south of the railroad. The entire project area will connect to sanitary sewer located south of the railroad.

Stormwater ponding will be designed to meet or exceed all state and local engineering standards. In addition to providing stormwater design for the proposed development, we are also planning on providing the City an additional 3-5 acres for City regional ponding on the east side of the development.

## **Tree Preservation and Open Space**

Through the use of a PUD within a shoreland overlay district, we will be required to provide 50% of the shoreland overlay area as open space. This ends up being about 10 acres more than would be required if this were a standard PUD. We are proposing nearly 21 acres of this open space adjacent to Sunfish Lake. This will allow for passive recreation and woodland and wildlife preservation as well as significant buffering for the lake and wetland. The remainder of the open space will be around the existing historic barn, along Stillwater Boulevard, a portion of a trail corridor, and buffer along the existing railroad. The 31+ acres that are required will be within the 1000' shoreland overlay area. There will be additional opportunities for open space and buffering along the railroad, Stillwater Boulevard, Lake Elmo Avenue, additional trail corridors, and stormwater ponds.

## **Housing Product**

The housing will consist of a mix of single-family homes on two different lot sizes as well as townhome units. This will provide a variety of housing options and price points to support the housing needs of various demographics within the community, as identified as a housing goal by the recently adopted Comprehensive Plan.

## **Phasing**

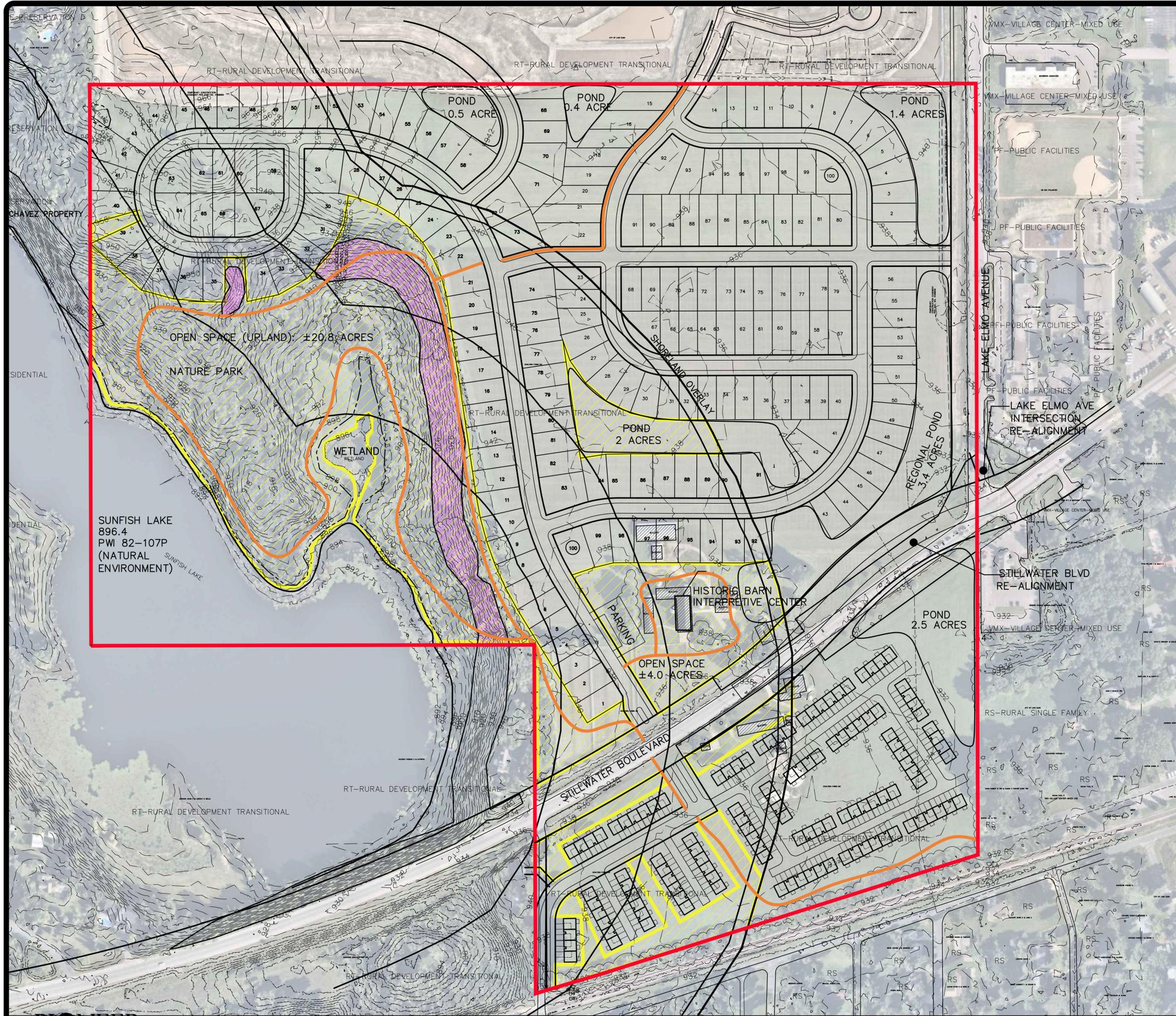
We would like to have entitlements in place by early 2021 so that development can commence later in 2021 when the new sewer line is secured. Additional phases will follow over the next 2-3 years.

We are excited to bring this new neighborhood to Lake Elmo and we look forward to working with the City as we move forward in the entitlement process. Thank you for consideration of this proposed development.

Regards,



Ben Schmidt  
President / Partner  
The Excelsior Group, LLC  
[Ben.Schmidt@excelsiorllc.com](mailto:Ben.Schmidt@excelsiorllc.com)  
952-525-3200



**SITE DATA:**  
 GROSS AREA: ±123.4 ACRES  
 STILLWATER BOULEVARD ROW (RE-ALIGNED): ±5.5 ACRES  
 LAKE ELMO AVENUE ROW: ±2.0  
 WETLAND AREA (INCLUDING LAKE): ±10.6 ACRES  
 NET AREA: ±105.3 ACRES

SHORELAND AREA (ABOVE OHW, EXCLUDING STILLWATER BOULEVARD): ±62.4 ACRES

CURRENT ZONING: RT (RURAL DEVELOPMENT TRANSITIONAL)  
 2040 GUIDE PLAN: VILLAGE-LOW DENSITY RESIDENTIAL 1-3 UNITS/ACRE

PROPOSED ZONING: PUD (SHORELAND OVERLAY)  
 REQUIRED OPEN SPACE FOR PUD: 20% OF 105 ACRES = 21 ACRES  
 REQUIRED OPEN SPACE FOR SHORELAND PUD: 50% OF SHORELAND AREA = ±31.2 ACRES

PROPOSED OPEN SPACE (YELLOW OUTLINE/HATCH): ±31.2 ACRES

PROPOSED UNITS: 318  
 55': 100  
 65': 100  
 ROW UNIT: 118

NET DENSITY: 3.0 UNITS/ACRE

SUNFISH LAKE IS A NATURAL ENVIRONMENT LAKE  
 SHORELAND OVERLAY REQUIREMENTS (1,000' FROM OHW):  
 ROW SETBACK: 20'  
 OHW SETBACK: 150'  
 TOP OF BLUFF SETBACK: 30'  
 LOW FLOOR ELEVATION ABOVE 100 YEAR FLOOD: 2'  
 MAXIMUM IMPERVIOUS LOT COVERAGE: 30%  
 LOT AREA: 40,000 SF RIPARIAN, 20,000 SF NON RIPARIAN  
 LOT WIDTH: 125' RIPARIAN OR NON-RIPARIAN  
 PUD ALLOWED WITHIN SHORELAND OVERLAY

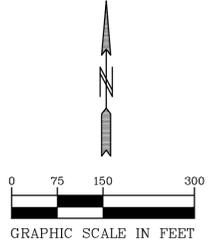
SHORELAND OVERLAY PUD TIER DATA (AREAS EXCLUDE WETLAND, BLUFF, STILLWATER BOULEVARD, AND AREA BELOW OHW):  
 ALLOWANCE (USING 20,000 SF LOTS AND 320' TIERS)  
 TIER 1: 12.2 ACRES = 26.6 UNITS X 1.2 (DENSITY INCREASE) =32  
 TIER 2: 20.8 ACRES = 45.3 UNITS X 1.2 =54  
 TIER 3: 21.5 ACRES = 46.8 UNITS X 1.2 =56  
 TIER 4: 2.7 ACRES = 5.9 UNITS X 1.2 =7  
 PROPOSED UNITS IN EACH TIER  
 TIER 1: 3 UNITS  
 TIER 2: 62 UNITS  
 TIER 3: 68 UNITS  
 TIER 4: 16 UNITS

SETBACK FROM STILLWATER BLVD AND LAKE ELMO AVENUE: 50'

PROPOSED PONDING: ±10 ACRES (INCLUDES 3-5 ACRES FOR REGIONAL PONDING)

PUBLIC ROW: 10,200 LF  
 PRIVATE ROADS: 2,400 LF

- PROJECT BOUNDARY
- PROPOSED TRAIL
- PROPOSED SHORELAND PUD OPEN SPACE
- BLUFF



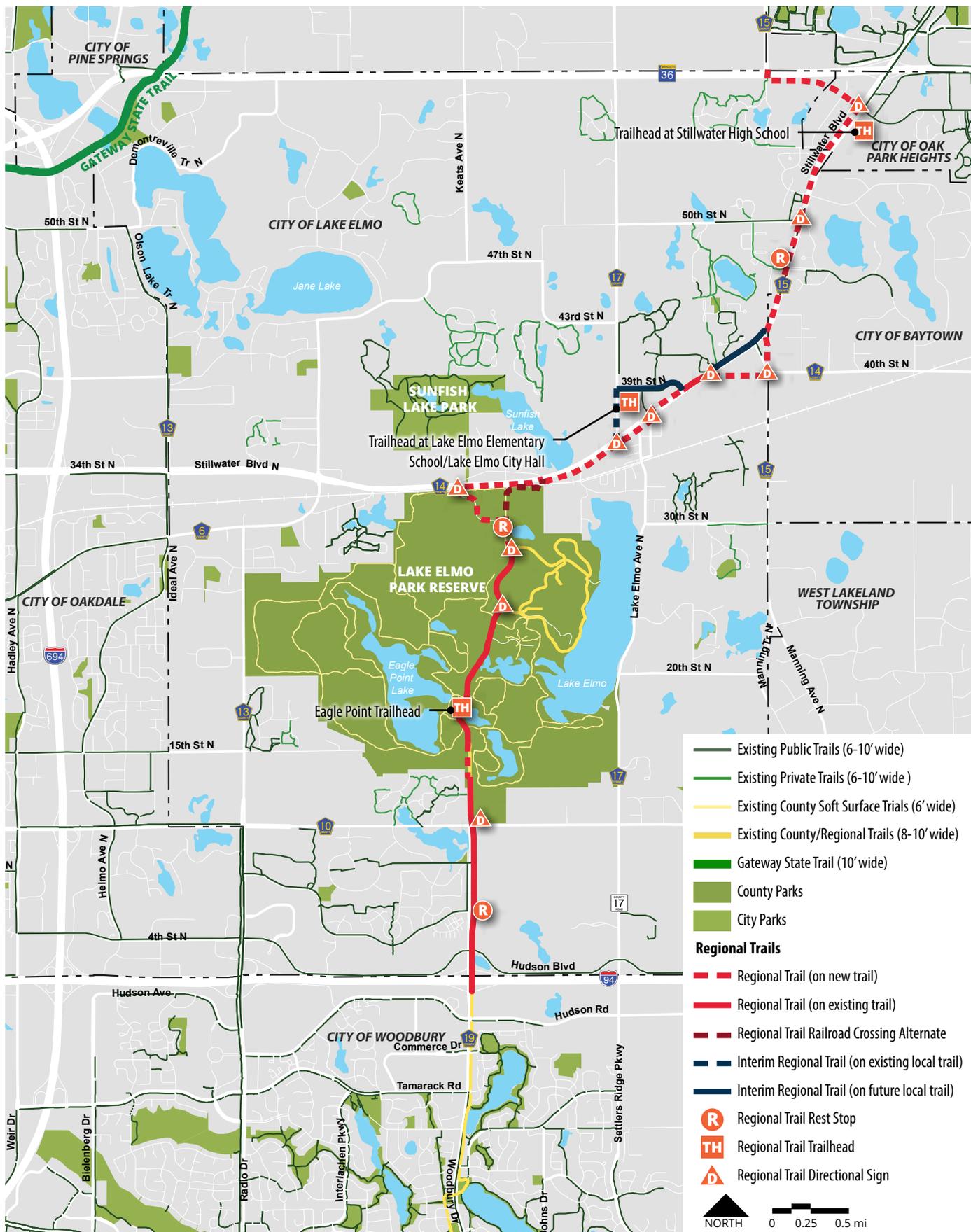
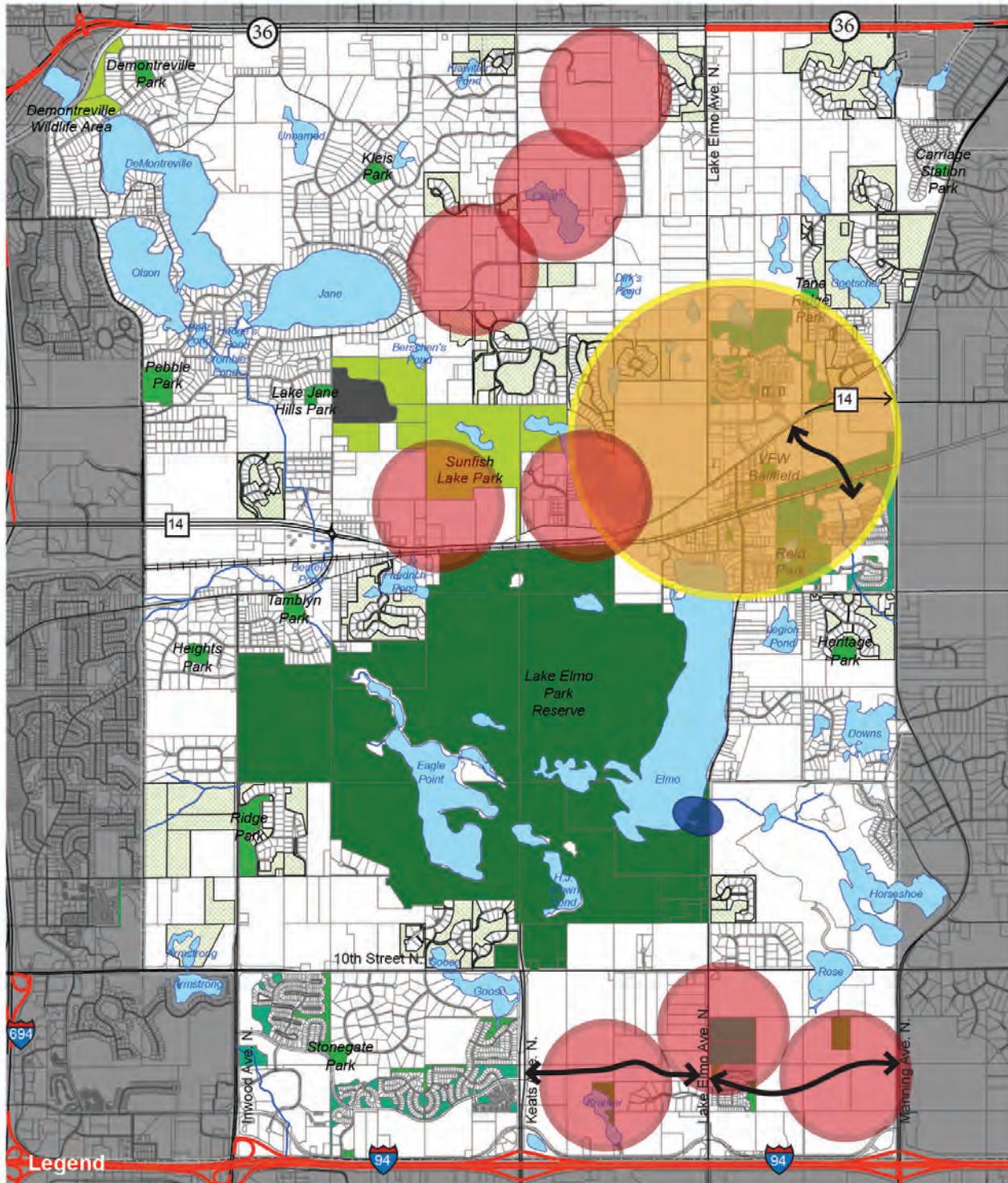


Figure 21: Trailhead and Rest Stop Locations

Map 6-7. Search Areas for New Parks and Facilities



**Legend**

- Neighborhood
- Community
- Regional
- NRPA
- Conservation Easements
- Closed Landfill

**Search Areas (2040)**

- Neighborhood
- Sports Complex
- Community
- Special Use

Future City Road (Parkway)

Source: MNGEO, Washington County, City of Lake Elmo

Draft Rev 4.17.2019





**STAFF REPORT**

DATE: July 20, 2020

**TO:** Parks Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Naming of Park in Inwood

**BACKGROUND:**

In total, the park land in Inwood consists of 12.11 acres however, around 3 is reserved for active recreation with the rest consisting of “natural area” and a walking trail. At this time Pickle ball courts and a pavilion are being constructed within the 3 acre area. Until now the park has been un-named and the City is looking to name the park at this time. Similar to the previous parks, the City posted a poll and notification on the City website requesting suggestions for a park name. There were many name suggestions that came forward and Staff has done their best to organize the suggested names to assist with the selection process.

**ISSUE BEFORE CITY COUNCIL:**

Which name(s) would the Park Commission like to recommend to the City Council for the park in Inwood?

**ANALYSIS:**

The City received many suggestions for the park and Staff has done their best to group them into two different categories People/Miscellaneous and Environmental. Staff has provided an explanation for some of the suggestions, if it was believed to provide extra value for the Commission.

<b>People/Misc.</b>	<b>Environmental</b>
Friedrich Park <i>(For Louise Friedrich)</i>	Hackberry
Equality	Ivywood Park <i>(Submitted 3 times)</i>
Westwood <i>(Submitted 2 times)</i>	Dragonfly Park
Diversity Park	Eagle View Park
The Neighborhood Park	Ivy Park <i>(Submitted 2 times)</i>
Hunt Hideaway	
Vista View Park	

**People/Misc.**

**Friedrich:**

According to the census the Friedrich family came to Minnesota in 1872 and was recorded in the Oakdale census in 1875. There is a decent amount of information about the family but there is not a lot of information available specifically related to Louise.

**Environmental**

There is nothing specific to say about the environmental names that were submitted. They all meet the requirements of the policy. Dragonfly Park is similar to the name used for the Wildflower/Village Preserve Park, Firefly Park. But similarity does not disqualify the name.

**STAFF RECOMMENDATION:**

If one name cannot be chosen, up to three name suggestions would be appropriate to bring to City Council. Staff would also like to remind the commission that they can also recommend a name that is not provided on the list.

**ATTACHMENTS:**

- Park Naming Policy
- Friedrich Write Up
- Inwood Park Map

was one child born after I was, but that child died at birth, so I was the youngest in the family of 15 children. Wilhelmina was a wonderful mother to all of the children. August was mainly a farmer, but he was also a stone mason. He built basements and walls out of fieldstone. He wasn't very big, but he was a very strong man. I have wonderful memories of the families of my siblings getting together, and I never heard any of them ever argue. My nieces and nephews were my age or older. In fact, I have a niece who is still living and she is 95 years old (Myrtle Vollmer)."

Ray Salus tells an interesting story about the Vollmer family who lived on a farm in the vicinity of today's Highway 94 and County Road 17 (Lake Elmo Avenue). Walter Vollmer, who has been gone for many years, told Ray the story when he was a youngster. The infamous bank robber, Cole Younger, had just been released from the Stillwater prison where he served time for his crime of robbing the Northfield, Minnesota bank. Records say this was in the summer of 1901, and Younger was heading south, most likely home to Missouri. He stopped at the Vollmer farm, asking for a night's lodging for himself and his horse, but didn't give his name. While there he wrote a letter to someone, and while he was writing, one of the Vollmer children peeked over his shoulder and saw him sign the letter, "Cole Younger." As well-known as Younger was in those days, it must have been a frightening moment for the Vollmer family, but after the night's rest, Younger rode off without incident.

### **The Friedrich family**

Another large group is the Friedrich family. Louise Friedrich says that the Friedrich family came to Minnesota in 1872, and Christian Frederick, age 29, appears in the 1875 Oakdale census along with several other Fredericks, and Friedericks. An elderly couple, most likely Christian's parents, Samuel and Loise Frederick, also lived in the same house. All of them are listed as coming from Prussia, which was a separate state at that time in the northeastern part of the German Empire. All of their last names should be spelled Friedrich, according to Al Friedrich in an interview with this author. Actually, this is a source of irritation for Al. He says that everyone in Lake Elmo pronounces their name as "Fredrick," but when he later moved away from the area, he was determined to have his name pronounced the way it should be and that was Friedrich.

Al, or Alvin Anton Friedrich, was born March 7, 1923 in Lake Elmo on his parents' farm. His dad was Anton Friedrich, and his mother was Hedwig Siegfried, who was called Hattie. Al's grandfather was Christian Friedrich who had settled in Lake Elmo on land near what is now 31<sup>st</sup> Street that runs on the south side and adjacent to Highway 5, near the new round-about and the railroad viaduct on Stillwater Road.

Al says that most of the Friedrich people are related in some way. Al's grandfather Christian Friedrich had three sons (Anton, Frank, and Gustav) and one daughter, Emily who married and moved to St. Paul. Christian gave each of his children some property from his original farm.

Al's parents, Anton and Hattie, had 15 children, and ten boys and 2 girls lived to adulthood. They all grew up on the farm and everybody worked. Al says, "If there was nothing else pressing for farm work, my dad would send us out in the field to chop thistles, or pick rocks." Al went to elementary school in the 4-room brick school in Lake Elmo. He says that he wasn't a great student but he liked school. Unfortunately, he missed a lot of school because he was needed to work on the farm. When Al got a little older and his father had other children to help out, he let Al work on other farms. He worked on three different farms when he was going to school, and he dropped out after eighth grade.

Marvin and Melvin Friedrich, born in 1938 and sons of Walter, the oldest son of Anton and Hattie, are identical twins and look so much alike that people couldn't tell them apart. Even their dad had trouble telling them apart, and if one of them did something wrong, both of them would get a licking with a swatch from the old peach-crate bottom. Their friends would call both of them "Fred," and that way they were never wrong.

Melvin says, "Where the Farms of Lake Elmo development is now to the south of Highway 5, is about where my great-grandpa Christian Friedrich's farm was. He gave land to all of his children—two acres each. His son, Anton, gave his children land also. My dad, Walter, was the oldest son of, Anton and Hattie, and he had first choice and his land was right out by the highway. Irvin was next door, but he and Florence sold that and moved across the highway to a small farm. Next was Raymond, Dorothea Splinter, and Irene Splinter; Ed was across the way. There are only two buildings left from the original Christian Friedrich farm. The granary was moved a little bit, and sort of rebuilt, but the smokehouse is still where it was built, and it only has a new roof."

Marvin says, "Where the huge pine trees are now just south of the viaduct on Stillwater Road by 31<sup>st</sup> Street, my wife and my mom and dad and I planted every one of those trees."

Melvin tells about being young boys growing up in rural Lake Elmo in the early 1940s.

In those days you had to make your own entertainment. Today, kids sit around playing with their video games on their telephones, but we did things outside and made up games all the time. We played Tarzan and would jump from the tracks into a tree and down into Beutel's lake. We built a raft out of railroad ties from the tracks. We had to sneak out of the house with the hammers and nails and stuff because Mom didn't want us on the tracks, of course. This was a whole summer project getting the thing put together, and we planned a big launch on the pond. We got it ready to slide down into the pond and at last the big moment came and away

it went. The raft slid beautifully down the bank – but it didn't stop going. It just eased into the water and went right on going straight to the bottom – and stayed there. What we didn't know was that railroad ties don't float.

When we were kids, we were never allowed to go on the railroad tracks – that was a no-no. They used to haul flat-bed cars with tags for armored personnel carriers from the Ford plant in New Brighton, during the war. Of course, Marvin and I used to hang around all the time near the tracks. One time we heard an airplane go over. It was going north and joined up with several other planes and they were flying in formation and they were coming at us from the north over the tracks. We were maybe six years old or so and WWII was all anyone ever talked about. Marvin hollers out, "Enemy planes!" We hightailed it as fast as we could run toward the house, and not watching where we were going, we ran right into the clothesline. Marvin grabs his throat and yells, "Ahh, they got me!"

Marvin says, "One time we dropped a tomato from the viaduct bridge onto the cop car. It was Ed Westphal who was a deputy at the time. He stopped and got out of the car and yelled, 'It's those Friedrich boys!' We started running down the tracks to Beutel's farm. We didn't know how far he would chase us and there was a tunnel under the tracks where the cows went, that he would expect us to hide in. But we knew that there was a culvert there before the tunnel, and we ducked in there and we lost him!"

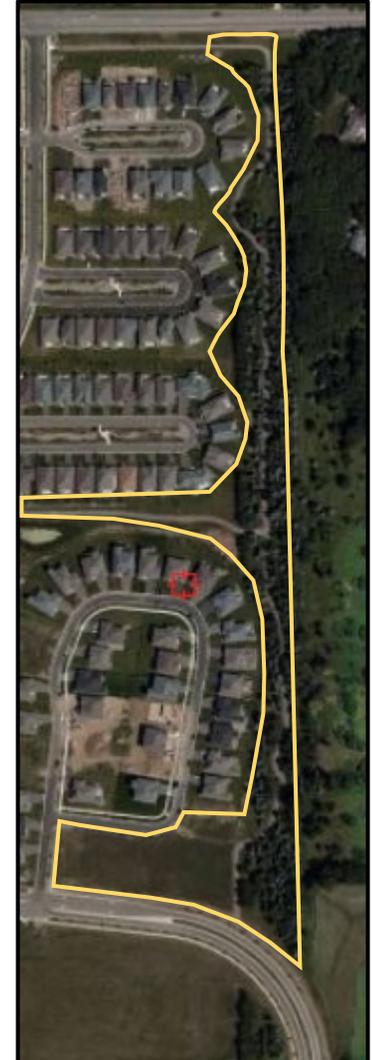
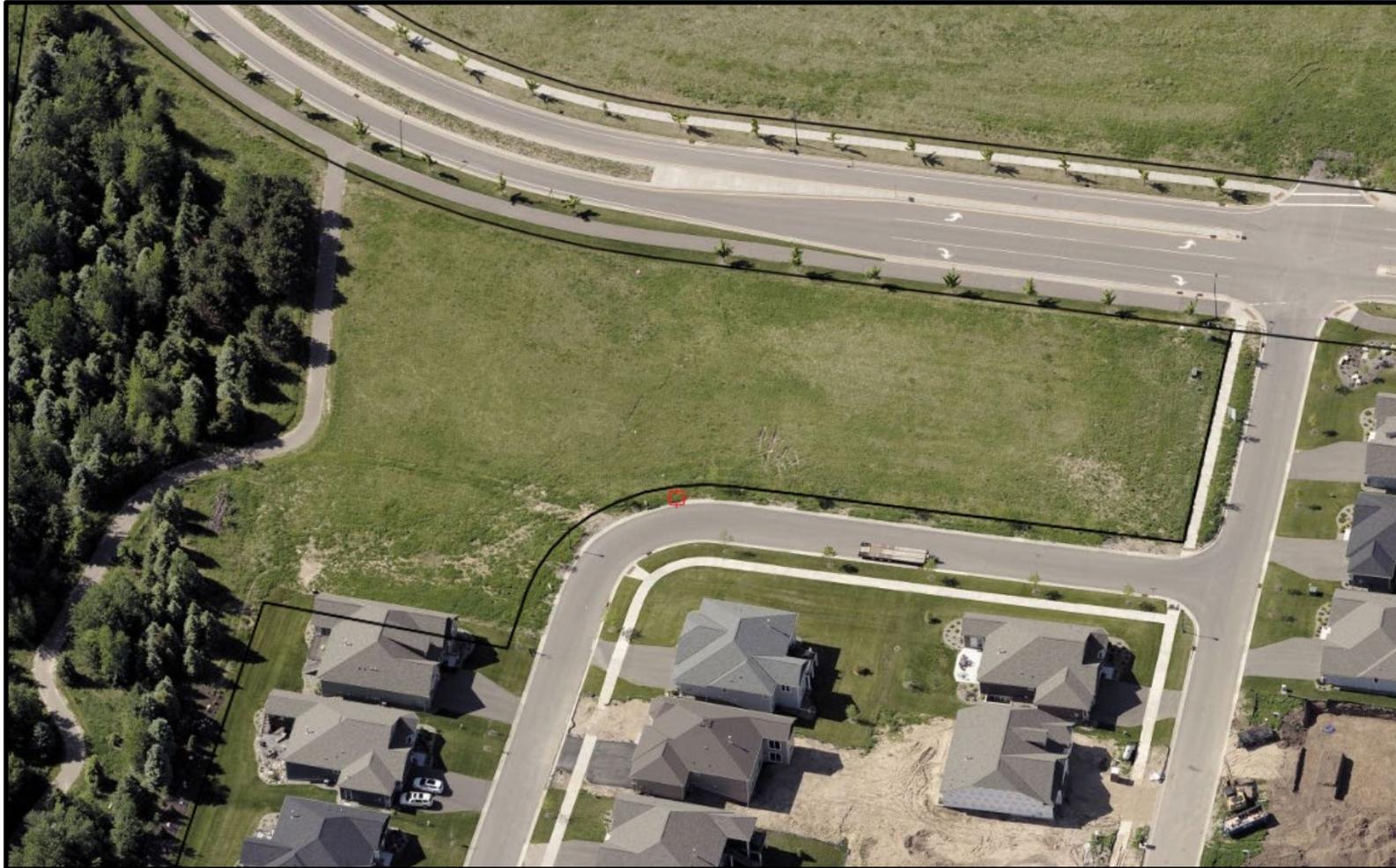
### **The Dornfeld family**

The Dornfeld family is another group that came to Lake Elmo from Germany via New York. Ferdinand Dornfeld arrived in the Lake Elmo area with his wife Henrietta Wilke in 1862. They set up farming and raised a large family. One of their sons was Paul, born in 1874, who married Elenora Richert. This began a long line of Dornfelds who married Friedrichs and others of course, and the family spread widely. An interesting note is that Paul and Elenora had 12 children, and among them were four sets of twin boys. Two sets of the twins lived to old age. One of Paul and Elenora's daughters, Viola, was the mother of the twins described above, Melvin and Marvin Friedrich.

Another son of Paul and Elenora was Herman Dornfeld, who wrote about his life for a reunion the family held in 2002. An excerpt is told here:

My twin brother, Harold, and I were born on July 3, 1920. I have been told that Harold was born first and that I was the last so that makes me the baby of a family of twelve. Harold passed away in 1977. My oldest sibling, Elmer, was 17 and a half years older than we were, and I remember very little about him or Earl and Irvin, also twins, living at home.

# Inwood Park





## City of Lake Elmo Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Facilities

### **Purpose:**

The purpose of this policy is to establish a standard procedure for the naming and renaming of parks, trails, recreational areas and facilities owned and/or operated by the City of Lake Elmo. This policy will guide name recognition and establish a uniform process. The Parks Commission shall be responsible for providing a recommended name to the City Council. The City Council will have the final say for the approved name.

### **Objectives:**

- To name City parks, trails, recreational areas and facilities with the intent of enhancing the community by provoking a sense of place.
- Ensure that parks and recreational areas are easily identified and located with names that are consistent with the values and characteristics of the City of Lake Elmo.
- Assure the quality of the title/name, so that it will serve the purpose of the City in a permanent manner.
- Encourage public participation and input in order to fully represent the best interest of the community.

### **Criteria for Submitting a Name:**

When a proposed name is presented for review, City Staff will first vet the name against the criteria listed below. If a name does not fall into one of the categories listed below or is deemed to be derogatory or offensive in nature, the consideration will be thrown out. It should also be known that the City will not consider names that are directly named after a specific neighborhood or subdivision.

### **The Park name shall not:**

- Park Names shall not be duplicated.
- The City will not name parks directly after a development.
  - For example, the park within Wildflower shall not be called Wildflower Park. However, rose park, fox glove park, etc. would be acceptable.

### **Categories for potential park Names:**

- An outstanding feature of the area. (example: hill, river, vegetation)
- Geographical location of the park such as a street name.
- Naming after an individual (living or non-living) or organization. The City may require additional information to further enforce that the individual has significantly contributed to the improvement of the Lake Elmo Parks system.
  - A person (living or non-living) or group who significantly contributed to the acquisition or development of park/facilities, who provided an exceptional service in the interest of the park system, or for the community as a whole. When naming after a person or persons, written documentation of approval by next of kin is required (if available/possible) as part of the proposal.
  - A standard for significant contribution shall consist of providing at least 50% of the cost to develop or acquire the land.
- The City understands there are other categories that a name could be pulled from and would not exclude its consideration.



**Procedure:**

The City has created a process that will provide consistency for naming or re-naming City Parks. In general a submission will come in, go through staff review and approval, undergo a Parks Commission review, and end with final approval or denial from the City Council. The City would like to encourage residents to stay interested and voice their opinions during the meetings when the name is being considered.

- Step 1) At the time that the City is ready to name or rename a park, notification will be put in the Fresh, City Facebook, and or use other measures as appropriate. The City will seek name suggestions from the City Council or Commissions, City residents, Community leaders or organizations interested in proposing a name for a park, trail, recreational area or facility. The applicant should either request a Naming Policy form from the City Clerk or download the form from the City Website on the Parks page. After the form has been filled out it will need to be submitted to the City Planner to review against the criteria. Once the timeframe for receiving names has closed, Staff will begin the review process.
- Step 2) Staff will notify the applicant if the proposed name has or has not met the requirements. After a proposed name has been approved by Staff, the applicant will be informed when the name is going to be discussed by the Parks Commission. After the Commission discussion, the recommendation(s) will move onto the City Council for final approval or denial.
- Step 3) Once the City Council votes to approve a name, the name of the park shall be confirmed by passing a resolution.

**Renaming:**

The intent of naming is for permanent recognition, the renaming of parks and facilities is discouraged. Though, the City understands that renaming a park, trail, or facility may be necessary to create more cohesiveness throughout the City. It is recommended that efforts to change a name become subject to crucial examination so as not to diminish the original justification for the name or discount the value of the prior contributors. Renaming a park will follow the same procedure stated above.



**STAFF REPORT**

DATE: July 20, 2020

ITEM #:

**TO:** Parks Commission  
**FROM:** Ben Prchal, City Planner  
**AGENDA ITEM:** Naming of Park in Easton Village

**BACKGROUND:**

In total, the park area in Easton Village is 1.36 acres which consists of a playground and a field for active recreation. Until now the park has been un-named and the City is now looking to name the park. Similar to the previous parks, the City posted a poll and notification on the City website requesting suggestions for a park name. There were many name suggestions that came forward and Staff has done their best to organize the suggested names to assist with the selection process.

**ISSUE BEFORE CITY COUNCIL:**

Which name(s) would the Park Commission like to recommend to the City Council for the park in Easton Village?

**ANALYSIS:**

The City received many suggestions for the park and Staff has done their best to group them into two different categories Aviation and Miscellaneous. Staff has provided an explanation for some of the suggestions, if it was believed to provide extra value for the Commission.

<b>Aviation</b>	<b>Miscellaneous.</b>
Lake Elmo Landing	Pony Park
Spruce Goose Park	Augusta Park
Aviator Park	Village Park
Propeller Park	Diversity Park
Control Tower Park	Woodcrest Green
Runway Park	The Neighborhood Park
Biplane Park	Elmo Residence Park
Landing Pad Park	
Aeroeast	
Aeronaut Park	
Aviation Park	
Planes, Trains, and Swings	
Pilot Park	

**Aviation.**

Staff was impressed with the names that were provided for the Aviation category and thought they were very creative. A name from this category may be more appropriate given its location to the Airport.

**Miscellaneous.**

Staff does not have additional comments from the miscellaneous category.

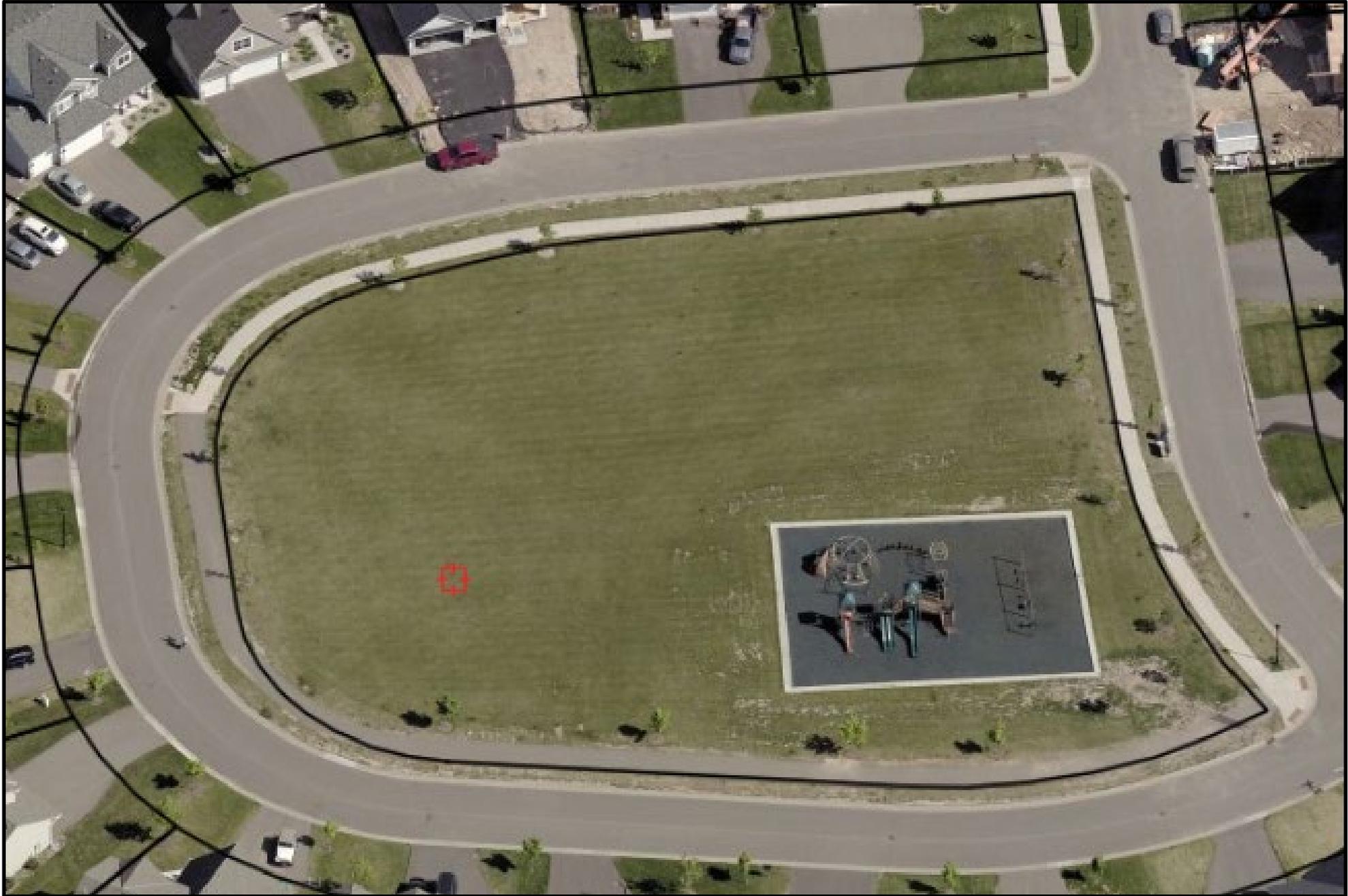
**STAFF RECOMMENDATION:**

Staff would consider a name from the aviation category first, considering the parks location to the airport. If one name cannot be chosen, up to three name suggestions would be appropriate to bring to City Council.

**ATTACHMENTS:**

- Park Naming Policy
- Easton Village Park

**Easton Village Park**





## City of Lake Elmo Policy and Procedure for Naming City Parks, Trails, Recreational Areas, and Facilities

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### **Objectives:**

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- Assure the quality of the title/name, so that it will serve the purpose of the City in a permanent manner.
- Encourage public participation and input in order to fully represent the best interest of the community.

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