

AGENDA
CHAMPLIN CITY COUNCIL
MONDAY, APRIL 10, 2017
CITY COUNCIL CHAMBERS
7:00 P.M.

THIS CITY COUNCIL MEETING WILL BE CABLECAST LIVE ON CABLE CHANNEL 16

IF DUE TO A DISABILITY YOU NEED AUXILIARY AIDS OR SERVICES DURING A CITY COUNCIL MEETING, PLEASE PROVIDE THE CITY WITH 24 HOURS NOTICE BY CALLING 421-8100 OR FAX 421-5256

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INTRODUCTIONS/ROLL CALL

AGENDA

1. RESOLUTION NO. 2017-32 APPOINTING WARD 2 COUNCILMEMBER

OATH OF OFFICE

MINUTES:	MARCH 23, 2017	WORKSESSION
	MARCH 27, 2017	REGULAR SESSION
	MARCH 29, 2017	WORK SESSION

BILLS: APRIL 10, 2017

ANNOUNCEMENTS:

IF YOU ARE HERE TO ADDRESS THE CITY COUNCIL UNDER OPEN FORUM, PLEASE COMPLETE A PUBLIC COMMENT FORM LOCATED ON THE TABLE NEAR THE ENTRANCE AND GIVE IT TO THE CITY CLERK AT THIS TIME

COUNCIL WORKSESSION - MONDAY, APRIL 24TH AT 5:30 P.M. IN THE COUNCIL CONFERENCE ROOM

CITY COUNCIL MEETING – MONDAY, APRIL 24TH AT 7:00 P.M. IN THE COUNCIL CHAMBERS

THE OPEN BOOK MEETING FOR THE CITY OF CHAMPLIN WILL BE HELD ON APRIL 25TH FROM 5 P.M. UNTIL 6:30 P.M. IN THE COUNCIL CHAMBERS. THE PURPOSE OF THIS MEETING IS TO DETERMINE WHETHER PROPERTY IN THE JURISDICTION HAS BEEN PROPERLY VALUED AND CLASSIFIED BY THE ASSESSOR. IF YOU BELIEVE THE VALUE OR CLASSIFICATION OF YOUR PROPERTY IS INCORRECT, PLEASE CONTACT THE ASSESSOR'S OFFICE AT THE NUMBER LISTED IN YOUR NOTICE TO DISCUSS YOUR CONCERNS.

BE PART OF THE CHAMPLIN EARTH DAY CLEAN-UP EVENT ON THURSDAY, APRIL 27TH BEGINNING AT 5 P.M. AT ANDREWS PARK BY CONTACTING CITY HALL TO REGISTER YOURSELF OR YOUR COMMUNITY ORGANIZATION. IF WEATHER DELAYS THE EVENT IT WILL BE HELD ON THURSDAY, MAY 4TH AT THE SAME TIME AND PLACE.

CHAMPLIN ROUND UP PROGRAM – ROUND UP YOUR UTILITY BILL TO THE NEXT HIGHEST DOLLAR VALUE AND HELP SUPPORT YOUTH AND SENIOR ACTIVITIES AND PROGRAMMING OPPORTUNITIES WITHIN OUR CITY. FOR MORE INFORMATION, OR TO SIGN UP FOR THE PROGRAM, VISIT THE CITY'S WEBSITE AT WWW.CI.CHAMPLIN.MN.US OR SEND AN EMAIL TO ROUNDUP@CI.CHAMPLIN.MN.US

SPECIAL PRESENTATIONS

2. PRESENTATION OF ANOKA-CHAMPLIN FIRE DEPARTMENT ANNUAL REPORT
3. OVERVIEW OF WORKSESSION DISCUSSION

CONSENT AGENDA

The Consent Agenda contains action items considered routine or non-controversial in nature, that need little or no additional deliberation based on the level of review, analysis or discussion that has been previously conducted by the City Council

4. APPROVE ADMINISTRATIVE OPERATING PROCEDURES, COUNCIL/STAFF MUTUAL EXPECTATIONS, AND PLEDGE TO RESIDENTS
5. RESOLUTION NO. 2017-33 ACCEPTING THE BID AND AWARDING THE CONTRACT FOR THE 2017 STREET IMPROVEMENTS (IMPROVEMENT PROJECT NO. 21603)
6. APPROVE CHANGE ORDER NO. 2 FOR SOUTH DIAMOND LAKE ROAD, DEPUE DRIVE, MISSISSIPPI VIEW ESTATES, AND DAYTON ROAD (IMPROVEMENT PROJECT NO. 20813)

OPEN FORUM

Open Forum is an opportunity to discuss items that are not already on the agenda. Presentations are limited to five (5) minutes unless specifically extended by the Mayor.

PUBLIC HEARINGS

7. RESOLUTION NO. 2017-34 APPROVING THE 2017 MILL POND DRAWDOWN

NEW BUSINESS

8. RESOLUTION NO. 2017-35 APPROVING A LAND USE AMENDMENT, FIRST READING OF AN ORDINANCE REZONING FROM RESIDENTIAL AGRICULTURAL (R-A) TO SINGLE FAMILY RESIDENTIAL (R-1) AND RESOLUTION NO. 2017-36 APPROVING A PRELIMINARY PLAT FOR A FIVE LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION KNOWN AS GALLOWAY ESTATES: CITY OF CHAMPLIN (PROJECT 2017-03)

ADJOURNMENT

CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
	ADMINISTRATION	APRIL 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
1	RESOLUTION APPOINTING TOM MOE AS WARD 2 CITY COUNCIL REPRESENTATIVE	BRET HEITKAMP

BACKGROUND

Eric Johnson submitted his resignation from the City Council effective March 27, 2017. On March 23rd, the City Council interviewed six applicants that had expressed an interest in filling the vacancy.

REVIEW OF ISSUES

At the conclusion of the meeting on March 23rd, it was the consensus of the City Council to appoint Tom Moe as the new Ward 2 City Council representative, subject to formal approval at the April 10th City Council meeting.

RECOMMENDATIONS

Motion to approve the attached Resolution Appointing Tom Moe as the Ward 2 City Council representative.

CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
SPECIAL PRESENTATIONS	Fire	April 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
2	Presentation of 2016 Anoka-Champlin Fire Department Annual Report	Charles Thompson

BACKGROUND:

Fire Chief Thompson will be in attendance at the April 10th meeting to present the 2016 Annual Report that will be reviewed and accepted by the Fire Board at their annual meeting on April 12, 2017.

REVIEW OF ISSUES:

Chief Thompson will review the highlights of the annual report with a PowerPoint presentation. Facts highlighted in the report include:

1. **Fire Calls:** In 2016, the Fire Department responded to a total of 703 calls, which is up by 107 calls from 2016. Anoka had 458 calls for service, while we responded to 218 total calls for service in Champlin. There were 27 Mutual/Auto Aid calls. The breakdown of calls is consistent with the 2/3's Anoka, 1/3 Champlin calls for service response ratio we encounter on an annual basis.
2. **Inspections:** The Inspection program is supervised by the Fire Chief and is overseen by the Assistant Fire Chief, one fulltime inspector/training specialist and a paid-on-call firefighter who perform scheduled fire code inspections. In 2016, we concentrated mostly on commercial buildings in Champlin, some businesses in Anoka and all of the apartments in Champlin. All in all, these inspections are bringing greater awareness to business and apartment owners on fire safety.
3. **Training:** in 2016 our members spent approximately 3238 hours of regular training and 811 hours of medical training. Training continues to be a priority for this department. The Fire Department members train regularly to ensure they are prepared to safely handle the variety of incidents to which they respond to.
4. **Public Education:** During Fire Prevention month in October, we visited all schools in both Anoka and Champlin, conducting fire drills and distributing fire prevention materials. All total we had over 1600 participants throughout the year. We also participated in National Night Out. We made trips to multiple block parties in both cities and allowed the citizens the opportunity to ask questions of the firefighters and view the fire apparatus we brought with us. The City of Champlin had a record number of parties, over 45 events and over 25 events in Anoka.

5. **Estimated Fire Loss:** Fire loss has been dropping in the past four years but peaked in 2016. Understand that this is an estimation of dollar loss due to fires in both cities. In 2013 our Fire loss was \$255,900. In 2015 our Fire loss total was \$36,000. However in 2016 we had an estimated fire loss of \$1,197,000. This is a perfect example of how one very large loss fire can increase this estimated loss.
6. **Response Time:** In 2016, response time average for the department was 7 minutes 43 seconds. This is a goal of management to continue to keep the overall response time of the department low and we continue to be successful in accomplishing this. The average response time for paid on-call firefighters in the metro area is 12 minutes.
7. **Per Capita Cost:** Also included in the report is the Per Capita Cost. These numbers reflect the 2016 budgets for each department we have, compared to ours. As in the past our Per Capita Costs are significantly lower than all we compare to. Anoka's per capita cost is \$34.53; Champlin's per capita cost is \$22.46, and the two cities combined per capita costs are \$27.06. The next lowest comparable city is Lino Lakes Fire Department at \$30.28. The metro average is \$76.61.

ALTERNATIVES/ IMPACTS (UPSIDE/DOWNSIDE):

N/A

RECOMMENDATIONS:

Motion to accept the report that has been submitted for informational purposes.

CT/0001

CITY OF CHAMPLIN

REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
SPECIAL PRESENTATIONS	ADMINISTRATION	APRIL 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
3	OVERVIEW OF WORKSESSION DISCUSSION	BRET HEITKAMP

I will give a brief oral report for the benefit of the residents watching on QCTV regarding the discussions that took place at tonight's Work session regarding the 2017 Financial Management Plan Update and the presentation regarding Open Meeting Law.

CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
Consent	Administration	April 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
	Approve Administrative Operating Procedures, Council/Staff Mutual Expectations and Pledge to the Residents	Bret Heitkamp

BACKGROUND:

At the worksession on March 29th, the City Council reviewed the proposed Administrative Operating Procedures, Council/Staff Mutual Expectations, along with The City Council/Staff Pledge to the Residents. The documents are designed to guide the management of operational resources and the relationships associated the City Council and the City’s Management Team.

REVIEW OF ISSUES:

At the discussion at the March 29th worksession, the Council provided consensus approval of all three documents, but recommended a minor amendment to the Mutual Expectation Agreement as outlined below:

Staff’s Expectations of the Mayor and City Council

7. *If/when the City Council is contacted by a constituent regarding an issue of concern, the City Council will first respond by directing the constituent to the appropriate City staff representative and/or the City Administrator for action. In the event the issue is resolved at the staff level, staff will send a confirmation email to the City Council Ward representative outlining the resolution to the issue of concern, with copies forwarded to the City Administrator and the Mayor.*

In the event the issue is not resolved at the staff level, the City Council representative will then work with staff, the City Administrator and the constituent to facilitate a workable solution for all parties involved.

Mayor and City Council’s Expectations of City Staff

6. *If/when the City Council forwards a constituent concern to City staff, staff will promptly review the issue and present a recommended course of action to the constituent. If the issue is resolved, staff will send a confirmation email to the City Council Ward representative outlining the resolution, with copies forwarded to the City Administrator and the Mayor.*

In the event the issue is not resolved at the staff level, the City Council representative will then work with staff, the City Administrator and the constituent to facilitate a workable solution for all parties involved.

RECOMMENDATION:

Motion to approve the Administrative Operating Procedures, The Council/Staff Mutual Expectations and The City Council/Staff Pledge to the Residents as presented.

Bh/3287

**CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION**

AGENDA SECTION	ORIGINATING DEPT.	MEETING DATE
CONSENT	ENGINEERING	APRIL 10, 2017
ITEM NO.	ITEM DESCRIPTION	PREPARED BY
5	RESOLUTION ACCEPTING THE BID AND AWARDING THE CONTRACT FOR THE 2017 STREET IMPROVEMENT, IMPROVEMENT PROJECT NO. 21603	TIM HANSON, P.E. CITY ENGINEER

BACKGROUND

At the February 27, 2017 meeting, the City Council authorized the advertisement of bids for the 2017 Street Improvement, Improvement Project No. 21603 Mississippi Shores Addition, Sunny Banks Farm, Auditors Subdivision No. 015, and Muriel Acres area.

The streets included in the project are:

Mississippi Shores Addition

- River Shore Lane
- 122nd Avenue
- Pennsylvania Avenue
- Nevada Circle
- Maryland Circle
- Louisiana Avenue

Sunny Banks Farm, Auditors Subdivision No. 015, and Muriel Acres

- Bradford Avenue
- Mississippi Drive
- Pribble Street
- Service Road to West River Road
- Hennepin Landing
- Sherwood Street

The street project will generate excess aggregate material. This material will be utilized to reconstruct the easterly half of the parking lot for the Ice Forum. Ice Forum parking lot improvements consist of pavement reclamation, subgrade excavation, sand and drain tile installation, reclaimed aggregate base, and bituminous pavement.

REVIEW OF ISSUES

Construction Bids

Bids were received on Wednesday, April 5, 2017 for the 2017 Street Improvement, Improvement Project No. 21603. Six (6) bids were received ranging from \$2,250,047.25 to \$2,746,384.80. The bidders and the bid amounts are as follows:

<u>Bidder</u>	<u>Bid Amount</u>
Kuechle Underground Inc.	\$2,250,047.25
Forest Lake Contracting, Inc.	\$2,414,542.50
Park Construction Company	\$2,459,416.90
C.S. McCrossan Construction, Inc.	\$2,540,094.90
Hardrives Inc.	\$2,640,343.25
Northwest Asphalt, Inc.	\$2,746,384.80

The Engineers Estimate was \$2,719,989.

The low bidder is Kuechle Underground Inc., of Kimball, Minnesota, in the amount of \$2,250,047.25.

Kuechle Underground Inc. has not worked in Champlin; they have completed similar work in the City of Anoka and underground work in the City of Dayton. Several WSB Engineers have worked with Kuechle Underground Inc. and found them very good to work with.

Construction inspection will be completed utilizing construction related services provided by WSB & Associates Inc. WSB's construction services will be utilized to provide daily inspections during construction and administer the contract. WSB construction services will be provided on an hourly basis. The project is anticipated to start by May 1, 2017 and be completed by October 1, 2017. Upon submittal of a project schedule from the contractor, a construction services project budget can be developed.

RECOMMENDATIONS

Staff recommended motion:

Motion to award the contract for the 2017 Street Improvement, Improvement Project No. 21603, to the low bidder, Kuechle Underground Inc., of Kimball, Minnesota, in the amount of \$2,250,047.25. The project cost will be financed from the Capital Improvement Revolving Fund, Storm Sewer Revenue Fund, Sewer Revenue Fund, Ice Forum Fund, Public Works Maintenance Budget, and assessment to benefiting properties as identified in the Feasibility Study.

An Assessment Hearing will be held on October 9, 2017 for the improvements.

Attachment Resolution
 Project Location Map
 Bid Tab Summary
 Bid Tab
 Letter of Recommendation

CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
CONSENT	ENGINEERING	APRIL 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
6	APPROVE CHANGE ORDER NO. 2. FOR SOUTH DIAMOND LAKE ROAD, DEPUE DRIVE, MISSISSIPPI VIEW ESTATES, AND DAYTON ROAD, IMPROVEMENT PROJECT NO. 20813	TIM HANSON, P E CITY ENGINEER

BACKGROUND

The South Diamond Lake Road, Depue Drive, Dayton Road, and Mississippi View Estates street and utility improvements include the construction of water main, and sanitary sewer along the south side of Dayton Road, north from South Diamond Lake Road. These improvements resulted in the excavation of the roadside swale of Dayton Road in order to install the sanitary sewer. Restoration of the roadside swale corrected a drainage condition that trapped water within the swale.

REVIEW OF ISSUES

The attached Change Order includes two storm sewer extensions that corrected the drainage problem along Dayton Road.

The attached Change Order also includes hydrant extensions for existing hydrants and proposed hydrants to establish the fire hydrant at an appropriate elevation above the surface.

Change Order No. 2 Funding:

Storm Sewer Revenue Fund	\$4,596.39
Water Revenue Fund	<u>3,769.15</u>
Total	\$8,365.54

RECOMMENDATIONS

Recommended motion:

Motion to approve Change Order No. 2, in the amount of \$8,365.54 for improvements identified for South Diamond Lake Road, Depue Drive, Dayton Road, and Mississippi View Estates, Improvement Project No. 20813.

Attachment Change Order No. 2

CITY OF CHAMPLIN

REQUEST FOR COUNCIL ACTION

AGENDA SECTION	ORIGINATING DEPT.	MEETING DATE
PUBLIC HEARING	ENGINEERING	April 10, 2017
ITEM NO.	ITEM DESCRIPTION	PREPARED BY
7	RESOLUTION APPROVING THE 2017 MILL POND DRAWDOWN	T. TUOMINEN

BACKGROUND

On February 27, 2017, the City Council authorized the design of the Mill Pond Shoreline and Aquatic Habitat Restoration Project to move forward. Staff and WSB have begun working towards permit approvals for the project. The City of Champlin is requesting that MN DNR permit the drawdown of the Mill Pond to accommodate the reconstruction of TH169 and the Mill Pond Shoreline and Aquatic Habitat Restoration projects.

The drawdown of the Mill Pond will take place from September 2017 through the spring of 2019. This permit requires 75% of the riparian property ownership consent to the drawdown. It is expected that the City will receive consent of just over 75% of the riparian owners. The anticipated schedule for the Mill Pond Shoreline and Aquatic Habitat Restoration is December 2017 to September 2018.

REVIEW OF ISSUES

On March 30, 2017, the City held a Public Informational Meeting for riparian property owners impacted by the drawdown of the Mill Pond. The proposed 2017 Drawdown will support the construction of the Mill Pond Shoreline and Aquatic Habitat Restoration Improvement and TH169 Improvements. See the attached roster of resident owners in attendance.

Staff presented the project scope of the Mill Pond Drawdown and discussed permit requirements. The meeting also covered the results from the past drawdowns and steps that the City and watersheds are taking toward long term goals for the Elm Creek and Mill Pond. Project funding partners were identified and the need for State Legislature funding was discussed as well. Generally the residents supported the Mill Pond Shoreline and Aquatic Habitat Restoration Improvement Project. However, some residents located upstream of the Mill Pond requested that the Elm Creek oxbow restoration, approximately 200 feet upstream of the Mill Pond, be included in the project. This area runs adjacent to properties on Elm Creek Circle. Some of the Mill Pond residents on Lowell Road were sympathetic towards the upstream oxbow issue.

It was explained that the Mill Pond project scope and funding covers only the Mill Pond. Further, the oxbow area is privately held land that cannot be constructed under the terms identified in the project scope. Also, grant funding for the project requires that it be used on public land.

While there could be some environmental benefits associated with the oxbow area, the primary benefit would be realized by the adjacent private homeowners in re-establishing water access to the Mill Pond and the aesthetic benefit of having private property improved adjacent to their homes. Philosophically and certainly politically, it would be difficult to justify expending public funds to improve private property. Consistent with similar resident requests from

the residents in the southwest area of the City, the Council should consider conducting a feasibility study and the finding vetted via the annual budget and Capital Improvement Program process. Consistent with the Southwest Area Project, the City would pay a portion of the proposed cost, and the balance would be paid via an assessment to the benefitting property owners.

Resident Comments on Oxbow Restoration

- The City should include the oxbow area in the Mill Pond wetland permitting process.
- Residents on Elm Creek Circle felt excluded from the Mill Pond Project.
- Past drawdowns have contributed to the existing problem and the City should correct it.
- Some residents indicated a willingness to help fund the improvements to the oxbow.
- Their shoreline is impacted by the Mill Pond drawdown so they should be considered in the project.
- A second project with a second drawdown does not make sense. The new restoration will be impacted with a second project immediately upstream.
- One resident on the Mill Pond indicated that he would help with the cost of the oxbow improvements.

Responses/ City Staff

- The Elm Creek oxbow is privately held property and the City does not have authority to make improvements in that location given the project scope and restriction of funding for non-public land improvements.
- The City will continue to look for future funding opportunities including grants for future Elm Creek projects upstream of the Mill Pond.
- While certainly a respected opinion, there is no documented evidence or findings that support the claim that the previous drawdowns have contributed to the weed growth in the oxbow area.

The Champlin Mill Pond Shoreland and Aquatic Habitat Restoration Project address three main objectives:

- I. Restoration: Restoration of lakeshore, upland buffers, in-lake fish habitat and migratory bird and wildlife sanctuary habitat to restore natural ecological function of the Mill Pond and native diversity protected under perpetuity by the City of Champlin.
- II. Monitoring and Maintenance: The City of Champlin in cooperation with project partners including the Elm Creek Watershed and MNDNR will monitor plant community diversity, fish and wildlife populations on a yearly basis to ensure abundance and diversity levels that occur within the project are recorded yearly and this data will be made available to the public. All maintenance will be completed as required by the City of Champlin.
- III. Education: This project will expose students and the public to a lakeshore, fish and wildlife habitat restoration project that will be sustained by the City of Champlin. The City of Champlin will provide educational outreach to students and the public. In addition the public will enjoy the recreational benefits long after the life of the grant. The restoration project will be incorporated into interpretive signage to disseminate the value and benefit of the restoration project.

RECOMMENDATIONS

Motion to approve a Resolution requesting the DNR approve a permit to allow the 2017 Mill Pond Drawdown necessary for the construction of TH #169 and the Mill Pond Shoreline and Aquatic Habitat Restoration Projects.

Attachments: Resolution
Notice of Public Hearing
Mill Pond Parcel Map

**CITY OF CHAMPLIN
REQUEST FOR COUNCIL ACTION**

AGENDA SECTION	ORIGINATING DEPARTMENT	MEETING DATE
NEW BUSINESS	COMMUNITY DEVELOPMENT	APRIL 10, 2017
ITEM #	ITEM DESCRIPTION	PREPARED BY
8	RESOLUTION APPROVING LAND USE AMENDMENT, FIRST READING OF A REZONING AND RESOLUTION APPROVING A PRELIMINARY PLAT FOR A FIVE-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION KNOWN AS GALLOWAY ESTATES: CITY OF CHAMPLIN (PROJECT 2017-03)	SCOTT SCHULTE

BACKGROUND

Galloway Estates is a proposed five-lot single family residential subdivision located in the northwest corner of the recently realigned Depue Drive/Dayton Road intersection.

The project requires multiple approvals including a land use amendment, rezoning and preliminary plat.

REVIEW OF LAND USE AMENDMENT

The Comprehensive Land Use Plan guides the site as Park (P). The property is located in Donie Galloway Park. The park land was originally acquired and developed by the City with grant assistance from the Federal Land and Water Conservation Fund program, also known as LAWCON.

Prior to initiating the Depue Drive realignment project, the City pursued and was granted an amendment to the grant boundary exchanging development rights for 1.97 acres from Donie Galloway Park for 5.82 acres at 1001 Cartway Road. The dedication of the Cartway Road property creates additional greenway along the Elm Creek Greenway Trail Corridor, while supporting development of Galloway Estates. Attached is the resolution and supporting correspondence regarding the exchange.

The appropriate land use for the development is Low Density Residential (LD).

REVIEW OF REZONING

The current zoning is Residential Agricultural (R-A). Galloway Estates is recommended to be rezoned to Single Family Residential (R-1) which is consistent with adjacent neighborhoods. For the remainder of Galloway Park, the recommended zoning is Open Space (O-S). The Open Space zoning is more appropriate for the City Park and facilities contained therein.

REVIEW OF PRELIMINARY PLAT

Plat Design. The subdivision includes five single-family residential lots adjacent to Depue Drive and Outlot A. All lots exceed minimum lot size (10,000 square feet) and dimensional requirements (80-foot width and 120-foot depth). Outlot A will be City-owned and will encompass stormwater facilities.

The existing home at 1121 Depue Drive (just east of Lot 5) is setback 80 feet from the front lot line. To provide the necessary setback transition, the front yard setback for Lot 5 shall be 50 feet and the setback for Lot 4 shall be

35 feet. Lots 1 through 3 shall have 30 foot front yard setbacks.

Streets / Access. Last fall, the City completed a street and utility improvement project involving Depue Drive and South Diamond Lake Road. The roads now align in connection with Dayton Road creating a much safer intersection. Galloway Estates lots will access Depue Drive.

Hennepin County: Minnesota Statutes requires county review of plats abutting county roads. Hennepin County staff reviewed the subdivision and also met City staff to discuss concerns with the future of the new intersection at Dayton Road (CSAH 12). The following are recommendations based on their review and additional discussion:

1. The plat dedicates an existing 17-foot wide easement in the form of right-of-way. This right-of-way dedication is acceptable as it provides for an 83-foot right-of-way section. The matching 17-foot right-of-way, allowing for a desired 100-foot section, will need to be acquired from the south side of Dayton Road in the future. Depending upon growth and development trends along the Dayton Road corridor, a three-lane urban section may be most appropriate for Dayton Road.
2. City staff expressed a desire for a northbound left-turn lane at this intersection. County staff will monitor the trends at the intersection and will look to make necessary improvements in the future.

Watermain and Sanitary Sewer. Public watermain and sanitary sewer facilities are provided along Depue Drive. Water and sewer services have been extended to serve the lots in Galloway Estates.

Grading and Drainage. The grading for the development was completed with the Depue Drive project. Lot 1 is a look-out lot and Lots 2 through 5 are walk-out lots. Drainage for the subdivision is facilitated via a linear stormwater retention basin along the rear yards. Drainage from Depue Drive is captured in storm sewer and conveyed to this stormwater basin.

Parks and Trails. Park facilities are not planned for the area; therefore, per the Subdivision Ordinance, the preliminary plat necessitates a monetary park dedication of \$21,850 (\$4,370 X 5 lots). The City will make the Park Reserve Fund contribution upon sale of the lots.

Marketing and Sale of Lots. Staff will present a marketing plan to sell the five City-owned lots at the April 24th Council meeting. Many developers/home builders have expressed interest.

PLANNING COMMISSION RECOMMENDATION

On March 20, 2017, the Planning Commission held a public hearing for the planned development. No resident testimony was heard. In consideration, the Planning Commission supported the project and unanimously recommended approval of the three requests. Recommended conditions were commensurate with the staff report. Minutes from the meeting are attached.

RECOMMENDATION

By motion, approve the following:

1. Resolution approving a land use amendment for 1.97 acres from Parks to Low Density Residential subject to the approval of a rezoning and plat for Galloway Estates.
2. First reading of a rezoning of the Galloway Estates plat from Residential Agricultural (R-A) to Single Family Residential (R-1) and from R-A to Open Space (O-S) for the remainder of Donie Galloway Park.

3. Resolution approving the preliminary plat for Galloway Estates, subject to the following conditions:
 - 1) Lot 4 shall have a 35 foot front yard setback and Lot 5 shall have a 50 foot front yard setback.
 - 2) Seventeen feet of right-of-way shall be dedicated along Dayton Road.
 - 3) The City shall contribute \$21,850 to the Park Reserve Fund as park dedication for the subdivision. The contribution shall occur upon sale of the lots.

Attachments. Project Area Map
LAWCON grant exchange resolution
Zoning Map
Galloway Estates Plat
Utility Plans
Grading Plans
Letter from Hennepin County
Minutes from Planning Commission
Resolutions
Rezoning