

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 25, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 25, 2021 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Kevin Teel, Bryan Murdock, Katie West and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator, Council Liaison Brett Ohnstad, Mayor Lisa Iverson, City Engineer Mark Erichson, City Planner Tom Ramler-Olson, WSB Engineer John Christianson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 11, 2021

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 11, 2021 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, West, Teel, and Carr

Voting Nay: None

Abstain: Lobermeier

Absent: None

SCHEDULED PUBLIC HEARINGS:

2. Rezoning: Z-21-002 Sunrise River Bank – R1 and R3 to Agricultural (A)
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30
3. Preliminary Plat: D-21-006 Sunrise River Bank
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris

Property ID Numbers: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30

- 4. Conditional Use Permit: C-21-002 Wetland Mitigation Bank, Sunrise River Bank**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30

Chair Lobermeier explained that there are three public hearings tonight on the same proposed project.

Zoning Administrator Weck noted that the Commission could hold the public hearings all at the same time since they are the same project and he suspects the same questions will be raised for each.

City Planner Ramler-Olson stated that this project is in relation to what is generally known as the Greenwood Golf Course near East Viking Boulevard and I-35. The requests are for a rezoning, Preliminary Plat, and a Conditional Use Permit. He gave an overview of the rezoning request and configuration. He noted that the sketch plan for this property was reviewed in early April and explained that the plan is for private well and septic which conflicts with the Comprehensive Plan which has this area being served by municipal water. He stated that in mid-April the Senior City Planner, Eric Zweber, reviewed this property, particularly Lot 1, Block 1 to determine how it should be treated because of the overwhelming presence of wetlands. Mr. Zweber recommended that it be rezoned to agriculture which would be the most compatible zoning with the proposed land use of a wetland mitigation bank. Staff has reviewed the requests from the applicant and in their opinion, the criteria were all satisfied and they are recommending approval with the conditions as included in the staff report.

Zoning Administrator Weck asked for clarification on Outlot A, that has a home on it.

City Planner Ramler-Olson explained that there is an existing structure on Outlot A and the definition of an outlot is that it is not buildable, which would conflict with the purpose and the intent. He explained that they have included a condition that the Preliminary Plat be revised to recognize the existing structure and create another block that includes it or to redesignate the entire outlot as a block as part of the Preliminary Plat proposal.

Richard Morris explained that tonight they are just really looking to deal primarily with the wetland portion because if they develop one or both of the outlots, there are a multitude of questions that will have to be worked through. He stated that they think the wetland project is the best use for the property and will serve the public and the City well. He noted that staff has been very helpful to them as they have worked through the process of trying to develop this parcel.

Chair Lobermeier asked if Mr. Morris was comfortable with the recommendations presented in the staff report.

Mr. Morris confirmed that he was very comfortable with the recommendations from staff.

Commissioner Murdock asked for more details on the outlot and if the words "not buildable" were really used. He stated that he just wanted to have a more clear understanding of this point.

City Planner Ramler-Olson explained that an outlot is described as a remnant or any parcel of land which may be used for open space or is otherwise unsuitable for development, which doesn't necessarily mean that it cannot be built upon. He stated that the strategy for the Preliminary Plat is to designate those as outlots and wait for proposals to come forward that would subdivide those parcels to then undergo subdivision review which is also happening with Lot 1, Block 1 of the proposal.

Zoning Administrator Weck reminded the Commission of the Hunter Hill/Aadland West development who developed one lot and then put all the others into an outlot to be developed later when they had the money to do the street. The Summerfields development has a house on the far west side that is part of the outlot, which was missed, so when they go to their second phase, the City will be addressing that one as well, because that means it is in an unbuildable, non-conforming state. He stated that it is a buildable lot, it just needs to go through the platting process to become buildable. He clarified that there is nothing wrong with the land itself, it is just a legal designation.

Commissioner Teel asked if the rezoning request was only for Lot 1, Block 1 or also Outlot A and B.

Zoning Administrator Weck explained that the legal description for the rezoning is a metes and bounds description of Lot 1, Block 1. Once it has been platted the long legal description will turn into Lot 1, Block 1.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING FOR REZONING, PRELIMINARY PLAT, AND CONDITIONAL USE PERMIT FOR THE GREENWOOD GOLF COURSE SITE, PROPERTY ID NUMBERS: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30

Roll Call Vote:

Voting Aye: Lobermeier, Murdock, West, Teel, and Carr

Voting Nay: None

Abstain: None

Absent: None

Zoning Administrator Weck noted that he had included one written comment in the packet.

There were no additional public comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO CLOSE THE PUBLIC HEARING FOR REZONING, PRELIMINARY PLAT, AND CONDITIONAL USE PERMIT FOR THE GREENWOOD GOLF COURSE SITE, PROPERTY ID NUMBERS: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, and 21.10320.30

Roll Call Vote:

Voting Aye: Murdock, Teel, Carr, West and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

5. **MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO APPROVE REZONING: Z-21-002 SUNRISE RIVER BANK – R1 AND R3 TO AGRICULTURAL (A); PRELIMINARY PLAT: D-21-006 SUNRISE RIVER BANK; AND CONDITIONAL USE PERMIT: C-21-002 WETLAND MITIGATION BANK, SUNRISE RIVER BANK FOR PROPERTY LOCATED ON EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR NORTHERN TIER DEVELOPMENT, LLC, RICHARD MORRIS FOR PROPERTY ID NUMBERS: 21.00009.30, 21.10298.30, 21.10298.40, 21.10302.00, 21.10320.10, 21.10320.20, AND 21.10320.30**

Roll Call Vote:

Voting Aye: Lobermeier, Murdock, West, Teel, and Carr

Voting Nay: None

Abstain: None

Absent: None

Chair Lobermeier noted that this will be on the City Council agenda for June 1, 2021 which is when the meetings go back to being held in person.

NEW BUSINESS: NONE

OLD BUSINESS:

6. Comprehensive Plan Update – Plan Maps, Chapter 9 and 10

Chair Lobermeier explained that WSB will take the Commission through the sections on roads and utilities and noted that they have also updated the map figures that they will review.

City Engineer Erichson suggested that the discussion begin with utilities and introduced John Christianson who will cover that section. He apologized that the marked-up version of the document did not make it to the Commission and explained that they will work out their technical difficulties and get that version sent to the Commission.

John Christianson, WSB, gave a brief overview of the land use figures that show the existing service areas, interim service area, ultimate service area, as well as the permanently un-serviced areas.

City Engineer Erichson stated that the interim areas are simply the extension of existing utilities that are in place and the ultimate service area is, for the most part, a new backbone of the system extending from east of Polaris.

Mr. Christianson stated that the future land use is guiding their calculations and projections. He reviewed the figure/map that outlined the regional sanitary sewer system the CLJSTC regional collection and treatment system. The existing average daily flow is about 257,000 gallons per day and the allocation of treatment capacity at the regional wastewater treatment facility is 478,000 gallons per day, so there is quite a bit of allocated capacity remaining. He stated that the City is divided up into 14 sanitary districts with each served by a lift station, one of which is owned by CLJSTC. He reviewed the figure that showed the residual capacity/available capacity at each of the lift stations and noted that this information will help guide different growth areas and also help the City target growth. He stated that it will help give them an idea of what facility

improvements may be needed if different portions of the City develop. He noted that the Kettle River Boulevard lift station will eventually need an upgrade as more mixed use develops to the north and looking further in the future, as development continue to the north along I-35, the County Road 30 lift station would also need an upgrade.

City Engineer Erichson noted that there is construction occurring in the east/west portion of 61 that is upsizing the sanitary sewer. He stated that as the roadways have been improved, they have been undertaking upsizing the sanitary sewer pipes as they go along.

Commissioner Murdock asked for details on the capacities listed on the figure and noted that he doesn't understand the numbers used and gave the example of Glen Oak Drive that has 97 gallons/minute of residual capacity, but doesn't understand how many households that would translate to.

Mr. Christianson explained that the rule of thumb that he uses is that each household will generate a peak hourly flow of about ½ gallon/minute. He noted that if you take the residual capacity and double that number, that is how many homes could be served. He moved on to review the ultimate sanitary sewer.

Chair Lobermeier stated that his understanding is that the model that had previously existed was updated and asked if this information reflects the current model.

Mr. Christianson stated that they did an update of the water model recently, but the sewer model has not had an in-depth update of the ultimate scenario, but is something that could be done, however, if there has not been a change to the long-term land use plan then it would not be necessary.

City Engineer Erichson asked Mr. Christianson to explain to the Commission what has been updated. He stated that everything east of the City in the southern portion is not utilizing the existing system has not had many changes. There has been some development in those area which can make it more challenging to develop that infrastructure. He stated that they have, in the past, coordinated with Chisago City to ultimately construct the main that goes out to the CLJSTC and there could also be the potential along Highway 8 as well, but for now they have identified the portion east of Polaris to access that main and extend the infrastructure to the south and the east.

Chair Lobermeier asked if this information was consistent with the Comprehensive Plan from 2009-2010.

City Engineer Erichson confirmed that was correct.

Mr. Christianson stated that the immediate vicinity around the existing system did have the capacity analysis updated based on infrastructure that has been built within the last 10 years and any development that has occurred.

Commissioner Murdock asked how conceptual this information is and asked if it was something a developer could rely upon.

City Engineer Erichson stated that he thinks it is and unfortunately, it has to start at the downstream end. He stated that it is certainly a guide, but does identify the infrastructure needing to make that connection at East Viking east of Polaris so it all extends from that location. He

stated that he thinks it is something that be utilized as guide, but it does have to be orderly and need to extend from that location.

Commissioner Murdock noted that there is a necessary chronology of how this can happen and asked if that can be captured on this map with some color and the lift station call-outs. He stated that if it needs to be done in a certain order, the more information that can be put together the better.

City Engineer Erichson stated that he thought that was fair and they can look at bolstering the implementation section of the utilities or adding a section that highlights the orderly development and how that would be extended.

Mr. Christianson moved on to review the water section and began with a figure that showed the existing system. The average day demand on the system from 2011-2020 was about 350,000 gallons per day and the maximum demand, for example, a hot summer day, was about 780,000 gallons per day. For the ultimate water system, they did a capacity analysis of the existing wells and towers under the interim and ultimate development condition. For the interim system, the City will need two additional wells and one additional water tower and for the ultimate system, the City will need an additional two to three wells and another water tower. He explained that water tends to be much more conceptual than sewer because the location of the development isn't quite as critical. The Comprehensive Plan that was developed in 2010 showed a few different ultimate system scenarios, one being a centralized treatment scenario which had a central water treatment plant with a new well field nearby. It also showed a decentralized system where the treatment would occur at all of the well houses. He stated that the most recent version is sort of a hybrid of those two systems. He stated that the three existing wells are along the center of the existing system, so if treatment became necessary at those wells, it would make sense to sight the treatment near them to minimize the length of raw watermain to deliver the water from the wells to the treatment plant. In the future, as the system expands, the City could have another treatment facility with its own well field. Similarly, for the water towers, the locations are conceptual at the moment and are located nearer to higher density development. He noted that Well #3 has a concentration of combined radium that continues to exceed the maximum contaminant level and so the City is working with the Minnesota Department of Health to limit the use of that well so that the overall average concentration is kept at a safe level.

Commissioner Murdock asked if that well was a different depth than the others or from the same aquifer. He asked why they felt there was a difference with this well.

Mr. Christianson stated that well just seems to have slightly higher concentrations and noted that they are also measuring combined radium in the other two wells, but they are not above the MCL.

City Engineer Erichson stated that this is odd to see and noted that they get different numbers every year. He noted that the numbers in Well #1 and #2 had also begun trending upwards but have reduced significantly which bought a bit more time, but long term they feel there will be the need to treat that water. He stated that they are monitoring it to ensure that it does not exceed the maximum contaminant level in any water that is distributed into the system and are essentially blending the water.

Commissioner Murdock asked about the treatment method of radium.

Mr. Christianson explained that it would be chemically enhanced filtration so the radium will bind to manganese and then the manganese can be removed via filtration.

Commissioner Murdock stated that method sounded intense and asked about the required maintenance.

Mr. Christianson stated that filters require some attention and need to be backwashed regularly and the backwash waste will be carrying a radium load, so that will have to be disposed properly.

Commissioner Murdock asked, with regard to future wells, whether there is a Department of Health or other type of groundwater monitoring for radium in the area.

Mr. Christianson stated that in this particular aquifer, radium is known to occur naturally so as future wells are sited and studied that is something to keep in mind but they could look at tapping into a different aquifer that would not have this same challenge.

City Engineer Erichson stated that they typically do test wells to determine the quality of the water in advance of actually drilling a production well.

Chair Lobermeier stated that there are two potential locations shown for a water treatment plant. He stated that his question about the easterly site that was shown in the last Comprehensive Plan, in the central part of the developed City, which to the west would be less likely to be able to have a well field in that area.

Mr. Christianson stated that he would agree and would those areas to the west would likely be served and fed by the existing wells and the site to the east would likely be fed from a new well field.

Chair Lobermeier asked if there had been discussion with the City about a well head protection plan for areas that may be designated as a future well field.

City Engineer Erichson stated that there have been some very high-level discussions regarding that but have not gotten to the point where that has been implemented, but is a good consideration. He stated that he sees that there are some challenges in attempting to implement the next development phase because of the necessity to connect to the sewer in the area east of Polaris. The sewer will come from the north, yet the City shows another well potentially being added to the south which makes it hard. The water system can be extended from Polaris further, but at some point, the connection will need to be made and will have to be looked at further. There is a tower location identified in the northeast corner, but noted that this is a typical challenge to try to figure out how to start servicing these areas. He stated that the decision will need to be made whether that well will be located in the south or up near the tower to feed from the direction that development will likely occur because there is sewer there.

Commissioner Murdock the proposed eastern water plant is located where there are already a number of homes. He asked if it was just a spot on a map or if it was strategic in some way.

Mr. Christianson stated that they will want to locate it along one of the trunk mains, but what is being shown is quite conceptual so the location is flexible.

Commissioner Murdock stated that the main that runs north from there trenches through the Sunrise River and noted that it is an unrealistic place for a main to run.

City Engineer Erichson stated that they can identify that and update that maps.

Commissioner Murdock stated that there is a lot of effort going into the Comprehensive Plan and if the maps are going to be so conceptual that they are not even close to reality, he questions why they would even be included. He stated that he believes that they have to be closer than what this map suggests and that it is important to have a closer look at this before it is included in the Comprehensive Plan.

City Engineer Erichson stated that they can fine tune the conceptual plan but also include a notation to explain the conceptual aspects. He moved on to discussion of the roads and trails. He gave an overview of the Swedish Immigrant Trail and the portions that have been completed. He gave a brief overview of some of the trail connections that are likely and which ones are not likely to be completed and asked for thoughts on areas to expand walkability in the community.

Commissioner Teel asked what sized sidewalk is planned.

City Engineer Erichson stated that with the grant application they had proposed an 8-foot trail along one side and a 5-foot sidewalk on the other. He reviewed the areas where there are wetlands and noted that the question is what is the likelihood of making a connection from East Viking Boulevard to Wyoming Trail. He noted that there may ways to partner with the County and have connectivity all the way to the Sunrise Prairie trail.

Commissioner Murdock confirmed that the black lines were the only places that there were currently sidewalks. He stated that the City has run into problems with a few of the developments that have come in where the sidewalks don't really connect well and asked when other communities put in sidewalks.

City Engineer Erichson stated that it varies from community to community. He stated that they have discussed doing a small study with City Administrator Linwood that would analyze and make some recommendations where sidewalks should be located and where they can be incorporated in with road projects and where they should be prioritized with the City's resources.

Commissioner Murdock stated that he thinks that would be very helpful.

Chair Lobermeier asked if the Park Advisory Commission has had a chance to look at some of the concepts being portrayed, especially in light of what he has shared about the Swedish Immigrant Trail likely being located along Highway 8. He stated that would take out the 2 alternative locations that were in the middle portion of the City because that will change what this map is going to look like. He stated that he would like the Park Advisory Board to know what this is going to look like before the Planning Commission would approve something.

City Engineer Erichson stated that staff could discuss this and bring back information to the next Council meeting. He stated that they can have a preliminary discussion about the direction and perhaps give the Park Advisory Commission the assignment to begin work on that.

Chair Lobermeier stated that he thinks the general feedback from the Planning Commission on this subject is that they are looking for more connectivity.

Mayor Iverson stated that this information is not anything that has been shared with the Park Advisory Commission and thinks it should be. She stated that she has a goal as a mayor to see that the City is more connected.

Commissioner Carr stated that he is on the west side of 35W and sees that there is a future trail planned along Kettle River. He stated that would be really nice because there are a lot of people that ride bike and walk along that road which has a lot of vehicle traffic. He stated that having sidewalks to connect over the bridge and to the trails, safety-wise, would make it much nicer for people in the community.

City Engineer Erichson stated that they definitely need more feedback before this can be updated. He moved on to reviewing the road section. He asked how they can provide more information that may be helpful. He stated that some things that they may want to consider including would be: existing traffic volume maps; crash data.

There was consensus to include a traffic volume map.

Commissioner Murdock asked if there was a map that already covered maintenance and repair of roads.

City Engineer Erichson stated that they have a 5-year capital improvement plan for the roads that is evaluated annually. He explained that some of the information the Commission is looking for could be included in an appendix. He noted that he has also put out feelers to find out the greater picture that the County has in mind that so their overall long-term vision can be incorporated and gave the example of the Kettle River/East Viking area.

Chair Lobermeier stated that he hoped that areas was not a long-term project but more near term.

City Engineer Erichson stated that they have already had conversations with the developer and the County about this area and noted that in the short term, a right turn lane may help some of the backing up which would be an interim improvement. He stated that they have also had conversations with MnDOT about rerouting or realigning either Kettle River Boulevard or the on ramps or both to have more of a 6-legged roundabout. He stated that one other thing to consider is the addition of roadway design consideration based on functional classification. He stated that he thinks this would be worthwhile and suggested that staff come up with recommendations and provide it for review at the next Commission meeting.

Chair Lobermeier stated that he understands it is a bit of a moving target, but would like to have some sort of representation of the Highway 8 corridor.

City Engineer Erichson agreed that this was a good idea and has been discussed. He stated that they will work with the County to try to get a bit more detail and will include it in the plans. He stated that he will review all the sections regarding things like road design considerations, access, right of way widths, and bring those back for review. He stated that something they will want to think about for future discussions with Eric Zweber, is whether the figures would be inserted into the actual text similar to how they are now or will they be referenced with a hot link.

Commissioner Murdock stated that it depends on if they are talking about a storyboard or PDF document that is available.

City Engineer Erichson stated that may want to consider doing both options.

Commissioner Murdock stated that if City Engineer Erichson can get him the sections that they have updated, that includes the changes, he can incorporate that into the document and send it out to the Commission for review. He stated that he would at least like to include a list of the

tables and figures.

Chair Lobermeier reviewed the most recent updated schedule and noted that they are a bit behind where he had hoped they would be. He stated his target date to get a 2nd draft completed is by July 1, 2021, with adoption completed by November.

COMMUNICATIONS: NONE

UPDATES: NONE

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE MAY 25, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:35 PM.

Roll Call Vote:

Voting Aye: Lobermeier, Murdock, West, Teel, and Carr

Voting Nay: None

Abstain: None

Absent: None