

**AGENDA
JOINT PARK PLANNING BOARD
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 23, 2021
6:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Joint Park Planning Board for June 9, 2020.**

2. Joint Park Planning Board Reorganization
 - a. Chair:
 - b. Vice Chair:

NEW BUSINESS:

3. Park Dedication: D-21-001 Heims Lake Villas North
Location: 257th Street & Fairview Avenue
Applicant: J.Johnson Development, LLC
Property ID Numbers: 21.11122.00 & 21.11123.00

OLD BUSINESS:

4. Trail Dedication: D-19-001 "Hunter Hill" formerly "Aadland West"
Location: Pioneer Road and Hunter Avenue
Applicants: Perry, Paul, & Peter Aadland
Property ID Number: 21.10387.30 & 21.10387.31

ADJOURN MEETING

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Joint Park Planning Board
DATE: February 23, 2021
FROM: Thomas Ramler-Olson, City Planner
Fred Weck
RE: Sketch Plan Review – Park Dedication
(page 3)
APPLICANT: J. Johnson Development, LLC
OWNER: Rudy & Mary Olson
PROPERTY: PID R21.11122.00 & R21.11123.00
FILE NO.: D-21-001

General Staff Review

J. Johnson Development, LLC is proposing to subdivide the two properties owned by Rudy and Mary Olson, located along the shore of Heims Lake, west of 257th Street and north of Heims Lake Villas subdivision approved in 2015. This subdivision request will create 34 lots for detached, single-family villas that will be served by city sewer and water. The two parcels have a combined area of 20.18 acres, approximately 13.74 acres of which is upland with the rest being wetland or a portion of Heims Lake.

There are a number of trees on the property located mainly along the shore of Heims Lake and a small patch along 257th St. The applicant will need to provide a woodland preservation plan with the preliminary plat application.

Copies of the sketch plan were submitted to the Army Corps of Engineers, MNDNR, Comfort Lake-Forest Lake Watershed District, City Attorney, & Engineer, and city staff for comments.

As of the writing of this report, no additional comments have been received from the other reviewers. Potential issues include, but may not be limited to:

- Density of Residential Planned Unit Developments in a Shoreland District (MN Rules 6120.3800)
- Increased structure setback from the Ordinary High Water Line (OHWL) (MN Rules 6120.3800)
- Proposed residential use that complies with those permitted for lots in the Office and Health Care zoning district (City Code of Wyoming Section 40 – 262)

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The Joint Park Planning Board will meet at 6:00 pm on February 23 to discuss the park dedication requirements.

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot.

The maximum amount of the cash contribution shall be greater of these two amounts:

- a) *Eight percent (8%) to twelve (12%) of the fair market value of the undeveloped land before Final Plat as determined by the Density/Rate Schedule. As presented, the proposed development would qualify at the 8% threshold as the density is 2.47 lots per acre.*

The parent parcels have 13.7 acres above the OHWL and the combined land was valued by the Chisago County Tax assessor for 2021 at \$348,100.00. An 8% dedication equals 1.10 acres land dedication, \$25,488.00 cash dedication, and a combination of land and cash equals \$23,170.00 per acre. The Subdivision Ordinance requires that qualifying land dedications be buildable land as defined by the Zoning Ordinance.

- b) *A cash contribution determined by multiplying the park fee by the number of proposed building lots or dwelling units.*

The established flat rate for park and trail dedication is a total of \$1,800.00 (\$1,500.00 for park and \$300.00 for trail) per lot. The sketch plan shows a total of 34 lots which would amount to a park/trail dedication of \$61,200.00. The sketch plan shows a proposed walkway; if accepted the cost to construct the walkway would be credited against the \$300.00 trail portion of the park dedication. This will reduce the total dedication to \$51,000.00.

Next Steps

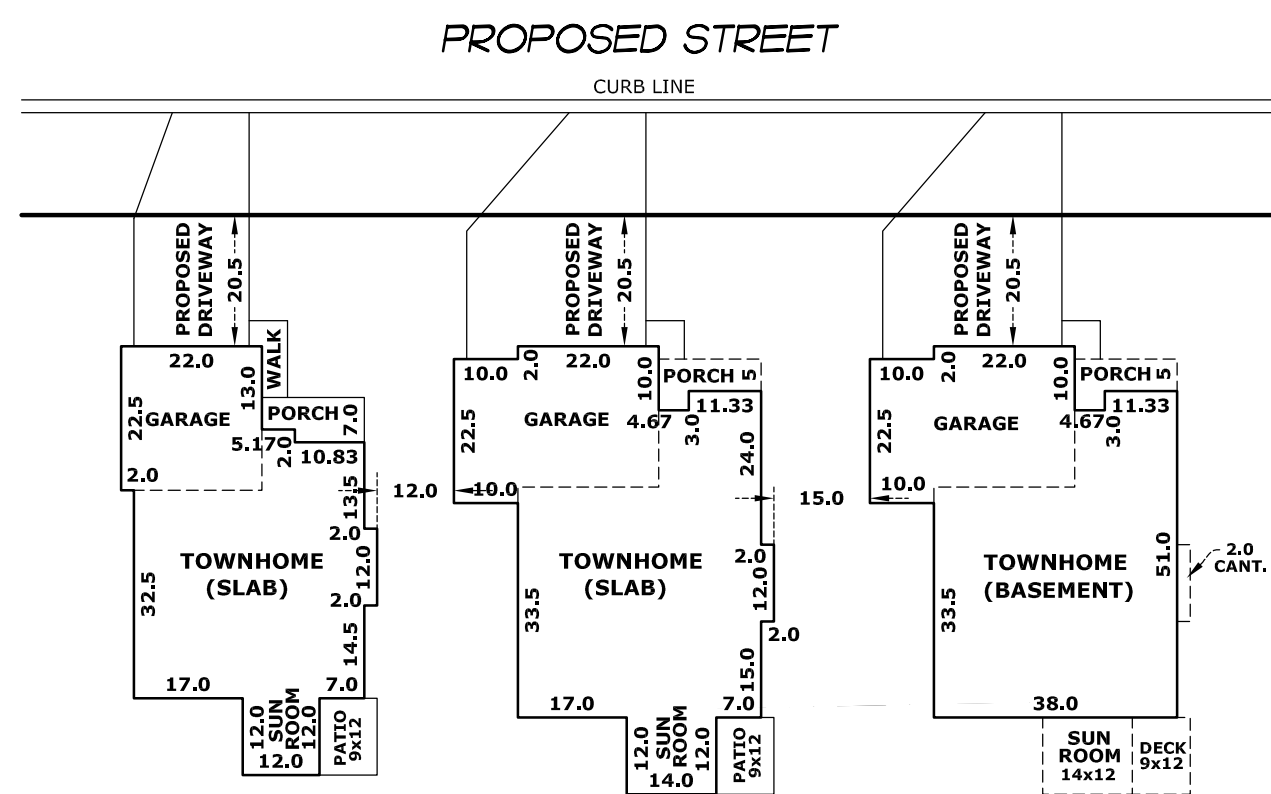
In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.

CONCEPT PLAN

~for~ GUIDANCE HOMES
~of~ HEIMS LAKE VILLAS NORTH

SINGLE UNIT TOWNHOUSE DETAILS

(SCALE 1"=30')



LEGEND

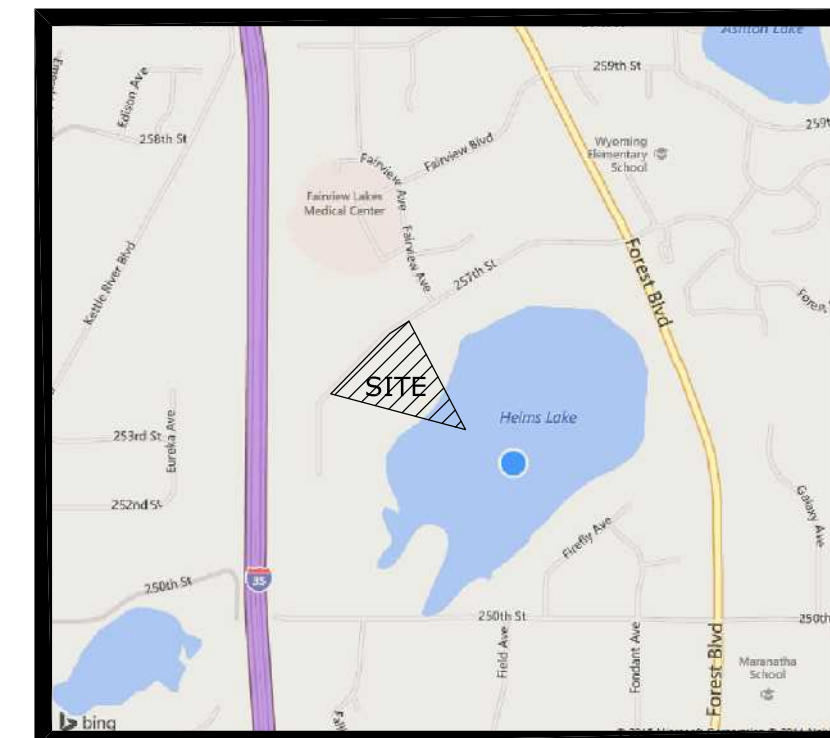
- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊕ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- DENOTES CATCH BASIN
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- ⊕ DENOTES HYDRANT
- ⊕ DENOTES LIGHT POLE
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊕ DENOTES TELEPHONE PEDESTAL
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES LIDAR CONTOURS
- ⊕ DENOTES TREE LINE
- ⊕ DENOTES EXISTING SANITARY SEWER
- ⊕ DENOTES BUILDING SETBACK LINE

TREE DETAIL

- ⊕ DENOTES ELEVATION
- ⊕ DENOTES TREE QUANTITY
- ⊕ DENOTES TREE SIZE IN INCHES
- ⊕ DENOTES TREE TYPE

VICINITY MAP

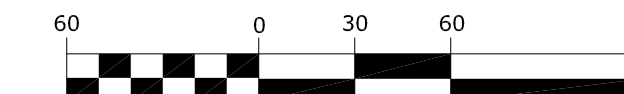
PART OF SEC. 29 & 30, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)

NORTH

GRAPHIC SCALE



1 INCH = 60 FEET

NOTES

- Parcel Pin Nos. 21-11122-00 and 21-11123-00.
- Field survey was completed by E.G. Rud and Sons, Inc. on 07/30/19. Additional topo and wetlands located on 11-11-2020.
- Bearings shown are on Chisago County Coordinate System.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Contours shown are from MnGeo Lidar Distribution.
- Street Length from Centerline to Centerline is 1260 feet.
- Wetland delineation performed by Jacobson Environmental, PLLC. in FALL 2020.

HEIMS LAKE

INVENTORY I.D. #13-56
C.H.W.L. = 898.6
H.K.W.L. = 898.8
PER CITY SHORELAND ORDINANCE

PUD ALLOWABLE DENSITY

TIER	TOTAL AREA	UNSUITABLE AREA	SUITABLE AREA	MINIMUM LOT SIZE (RD-SEW)	BASE DENSITY	BONUS DENSITY FACTOR	ALLOWABLE UNITS PER TIER WITH BONUS DENSITY	ADJUSTED ALLOWABLE UNITS PER TIER	PROPOSED UNITS	UNITS TRANSFERRED TO NEXT TIER
1	226,338 S.F.	5,242 S.F.	221,096 S.F.	20,000 S.F.	11.055	1.5	16.6	0	8	8.6
2	255,020 S.F.	0	255,020 S.F.	15,000 S.F.	17.001	2.0	34.0	42.6	21	21.6
3	117,244 S.F.	0	117,244 S.F.	15,000 S.F.	7.816	3.0	23.4	44	5	5
TOTAL	598,602 S.F.	5,242 S.F.	593,360 S.F.		35.87		74.0		34	

AREA COMPUTATIONS

TOTAL AREA SITE AREA: 20.18± ACRES
AREA ABOVE OHWL: 13.74 ± ACRES
TOTAL NUMBER OF UNITS: 34
GROSS DENSITY: 1.68 ± UNITS/ ACRE
NET DENSITY: 2.47± UNITS/ ACRE

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RURAL RESIDENTIAL AND SHORELAND MANAGEMENT DISTRICT OVERLAY.
PROPOSED ZONING IS PUD PLANNED UNIT DEVELOPMENT AND SHORELAND MANAGEMENT DISTRICT OVERLAY.

PROPOSED SETBACKS	20 FEET
FRONT SETBACK	12 FEET BETWEEN SLAB ON GRADE BUILDINGS
SIDE YARD SETBACK	15 FEET BETWEEN WALKOUT AND LOOKOUTS BUILDINGS
	40 FEET (OTHERWISE 20 FEET)
SIDE STREET 257TH STREET	50 FEET
NORTHEAST PROPERTY LINE	50 FEET
REAR SETBACK	50 FEET

NO.	DATE	DESCRIPTION	BY
1	08/12/19	added duplexes	JEN
2	12/11/20	changed to single units & pud calcs	JEN
3			

E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Joint Park Planning Board
DATE:	February 23, 2021
FROM:	Fred Weck
RE:	Consideration of a trail along Pioneer Road
OWNER:	Perry, Paul, and Peter Aadland
PROPERTY ID NUMBER	21.10659.00
PROPERTY:	XXXX Pioneer Road
FILE NO.:	D-19-001

General Staff Review

Perry, Paul, and Peter Aadland (the “Applicants”) were granted preliminary plat approval for 15 lots of the subdivision “Aadland West”. They were granted final plat approval for one buildable lot with the remainder contained within an outlot. They remaining lots will be platted as “Hunter Hill”. The developer has asked that the city consider as a part of the park dedication the creation and construction of a portion of trail along the north side of Pioneer Road. This trail would eventually connect to the existing trail that runs from Highway 8 to Iris Avenue. On the included map the existing trail is in blue, the proposed trail is yellow, and the red portion is also owned by the developer.

Park Dedication

In accordance with the Subdivision Ordinance table “Density/Rate Schedule” an 8% dedication of land, cash, or a combination of land and cash is required. The Subdivision Ordinance requires that qualifying land dedications be buildable land as defined by the Zoning Ordinance.

City Code requires the minimum amount of cash contribution in lieu of land dedication to be accepted by the City shall be the park fee per dwelling unit or building lot.

The maximum amount of the cash contribution shall be greater of these two amounts:

- a) Eight percent (8%) to twelve (12%) of the fair market value of the undeveloped land before Final Plat as determined by the Density/Rate Schedule. *As presented, the proposed development would qualify at the 8% threshold as the density is less than 2.5 lots per acre. The parent parcel is 34.8 acres in size and the land was valued by the Chisago County Tax assessor for 2018 at \$150,300.00. An 8% dedication equals 2.78 acres land dedication, \$12,024.00 cash dedication, and a combination of land and cash equals \$4,325.18 per acre.*
- b) A cash contribution determined by multiplying the park fee by the number of proposed building lots or dwelling units.
The established flat rate for park and trail dedication is a total of \$1,800.00 (\$1,500.00 for park and \$300.00 for trail) per lot. The sketch plan shows a total of fifteen (15) lots which would amount to a park/trail dedication of \$27,000.00.

The Joint Park Planning Board met and made a recommendation to the City Council to accept a cash park and trail dedication of \$1,800.00 per lot. \$1,800.00 has already been submitted with the final plat application of the individual “Aadland West” lot; the remainder will be submitted when the “Hunter Hill” final plat application is made. The construction of the trail would be credited against the trail dedication. The remaining 14 lots would have a \$1,500.00 park dedication totaling \$21,000.00.

