



AGENDA
CHASKA PARK & RECREATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, September 13, 2022
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Parks Commission Meeting Minutes July 12, 2022
6. Receive Council and Planning Meeting Minutes
 - 6.A. City Council Meeting Minutes 6-20-2022, 7-11-2022, 07-18-2022 and 8-1-2022
 - 6.B. Planning Commission Meeting Minutes - 6-8-2022 & 7-13-2022
7. Action Items
 - 7.A. CARVER COUNTY SW REGIONAL TRAIL MASTER PLAN
 - 7.B. HARVEST WEST NEIGHBORHOOD PARK RECOMMENDATION
 - 7.C. HARVEST WEST NEIGHBORHOOD PARK NAMING RECOMMENDATION
8. Discussion Items
 - 8.A. Introduction of Chris Lindahl - Marketing Manager
 - 8.B. Community Center Master Plan
 - 8.C. Pedestrian Bicycle Master Plan
 - 8.D. Miracle Field & Universal Design Playground
 - 8.E. Sponsorship & Naming Rights

- 8.F. East Creek Canyon Park
 - 8.G. Department Happenings
- 9. Other Business
 - 9.A. Round Table
- 10. Adjourn

Chaska
Parks and Recreation Commission
Meeting Minutes
July 12, 2022

1. Call to Order

The July 12, 2022 meeting of the Chaska Parks and Recreation Commission was called to order by Chair Downs at 7:00 p.m.

2. Roll Call

Attendance: Chair David Downs, Vice Chair Jason Branch, Donelle Heieie, Georgiann Keyport, Elizabeth Wyveen, Karli Cich, Terrance Schwerm and Michael Heuer. Zach Saueressig arrived at 7:01 p.m.

Absent: Roda Hassan

Staff: Parks and Recreation Director Marshall Grange and Assistant to the Director Mary Monteith, IS Michelle Blasko

3. Adopt Agenda

Motion by Keyport, second by Schwerm, to adopt the July 12, 2022 meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Heieie, second by Heuer, to approve the Chaska Parks Board meeting minutes of May 10, 2022.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes May 5, 2022

6B. Council Minutes May 16, 2022

Wyveen explained the City Council minutes did not discuss or address a playground or tot lot. Chair Downs agreed and commented that Council Member Hubbard stated kids should have a safe place to play. It was discussed among the Parks Board to talk further with the City Council and get involved if possible.

Grange stated there should be a playground within a half mile radius of a residential area per the City's Comprehensive Plan. There was discussion with the developer about this and is currently factoring in a tot lot.

Chair Downs questioned who maintains a playground. Grange stated it would be maintained by the developer. Cich questioned if playgrounds or tot lots are decided by distance or by density. Grange stated there are many variables that occur and density can change. Cich inquired if residential areas increase in population, would that require an additional park. Saueressig inquired about distance requirement for parks and if a formula was created to figure out number of residents per square mile. Grange stated distance has always been the determining factor and most cities try to be within a 10-minute walk or half a mile of the nearest park.

6C. Council Minutes June 6, 2022

6D. Planning Commission Meeting Minutes of May 11, 2022

7. Discussion Items

7A. Pedestrian and Bicycle Master Plan

Grange stated more time is needed to go through the plan with the current consultant and others. He stated it was good to get another perspective from WSB, they have received good recommendations. Grange noted he has meetings this week to further discuss identifying gaps in the trail system, intersections of concern, reduction in speed, funding sources, and protected bicycle lanes. After these meetings, they hope to have a concise, prioritized project list.

Heieie questioned if location of protected bicycle lanes will affect parking, Grange stated likely yes, they would, the purpose of the protected bike lane would be an all age and ability lane to increase safety. Keyport inquired about a protected paseo. Grange clarified paseos are intended for walking and biking but the defining work of the bicycle lane would be a separate lane even from pedestrians. Grange also noted a secured bike parking facility is being researched.

7B. Community Center Master Plan

Heieie and Saueressig gave a recap of the open house recently held. Heieie summarized programming recommendations from residents, was hoping to gain more feedback from the 18–25-year-old population. Feels we are missing that age range.

Chair Downs inquired about the next step in the process. Heieie stated there will be another task force meeting the last Wednesday in July and hinted that we might be able to talk about what ideas we may be able to do and ideas on the implementation and when it could begin in the future. Grange will continue community engagement at the Fire and Ice event coming up this weekend, there are QR codes out there for the public to stay connected with project information, we also will have staff presence at the River City Days event. Staff continue to meet with focus group meetings.

Grange shared the website and provided a summary from the Community Events page. Vice Chair Branch thanked Grange for getting out in the community and getting community input.

7C. Harvest West Neighborhood Park

Grange stated a kick-off neighborhood meeting was held June 14th and introduced the project, discussed a timeline, and did a walk-through of the general layout. An online survey was made available during mid-June and the responses showed most residents in half mile service radius had at least one child in the house and ranked a “modern playground” along with paved trails as their top choice for the space.

Heieie inquired about maintenance of the future park and trails because it belongs to an HOA. Schwerm added the Villa residents and housing residents have different maintenance guidelines. Trail maintenance is currently not a part of the HOA contract. Saueressig also commented currently paved trails are not maintained by the City.

Grange stated there was strong interest to install a shelter to provide shade, that may also be considered.

Chair Downs clarified the trail would lay between the pond and the current backyard of homes but inquired about the possibility of the trail on the inside of the pond instead. Schwerm added a key access point would be lost but there would be 3 other access points.

Cich noted the paved trails will not negatively impact the trees surrounding the trail. Chair Downs suggested having another meeting to address these and other concerns or questions. Cich also noted most homes in Chaska have sidewalks in the back of their yard not like most other cities who have them in the front. This is simply the way Chaska does it and also noted the native grasses would grow and form a natural barrier between the trail and the homes’ backyards.

Grange noted the next neighborhood meeting will be mid-August and will keep the Parks Commission updated.

7D. Chaska Miracle Field

Grange stated this concept was mentioned during the new Chaska Community Park discussion when the City acquired that land. The concept was to create a miracle field and play area for children with and without disabilities. The fundraising efforts have been resurrected and continued. Keyport added the kick-off meeting was held June 29th to discuss the field’s purpose and the on-going fundraising effort. Schwerm echoed the comments of other members and noted the proximity to the school and wondered if that would cause any conflict with play areas. This will be a big discussion item for the city.

Chair Downs inquired about the goal for fundraising. Grange stated the next step is to establish cost, the Rotary will lead the fundraising effort. A smaller group will be made to create design layouts and will bring information back to the larger group. Grange also suggested a tour of the manufacturing plant to get a better understanding of the landscape structures.

Wyveen questioned how much of the community park will the miracle field and adaptive playground occupy. Grange noted there will be a good amount of land/property for other amenities if desired down the road. Schwerm stated the field will be less than 10% of the overall property. Saueressig requested an arial photo of the property to be sent out after the meeting.

Grange will send out a general site plan and added the school will be in the southwest corner of the lot.

Heieie wanted clarification on where the structures will be located. Grange provided a general location of homes, structures and roads.

Chair Downs inquired about the progress of City Square West. Grange stated administration decided on a developer and have had meetings over the past year but is not sure when ground breaking will occur. Grange also stated the plaza will be owned by the City and discussed the idea of Art Space as part of the housing mix on that site.

7E. Department Happenings

Grange updated the Parks Board on the collaboration with Parks and Recreation and Community Education. The purpose was to discuss how both departments can collaborate and maximize resources. The discussion was followed up with a joint staff meeting a few weeks ago to review staff roles and what this collaboration would look like. Both parties will meet again and discuss further.

Grange noted the project at the curling arena is completed with new flooring and a new coat of paint.

The City is currently participating in a project called Growth through Opportunity which provides young adults with intellectual and developmental disabilities to experience some public service jobs, social interactions and learn new job skills. This is an 8-week program where 2 individuals will spend a week in 8 different departments within the City. The individuals will report back to City Council on August 15, 2022.

Grange reminded everyone the water safety day camp programs dates are July 15, 22, and 29. The 29th is at Fireman's Park for water safety in the lake as well as fitting appropriately sized life jackets and giving out gift bags.

Grange mentioned the four park parties in each of the City's wards for facility needs. These parties will have Park staff available to watch kids while adults learn about facility renovations.

Bark in the Park will have a new 1st Annual Chaska Pet Parade.

Grange also noted the City hired a new marketing manager for Parks and Recreation and will be starting Monday, July 18, 2022.

The big Fire and Ice Bonspiel Festival happens this weekend with music, food, games and family entertainment on Friday and Saturday.

8. Other Business

8A. Round Table

Cich took a tour with water resource engineer, Brent Alcott and looked at a lot of water restoration areas. Cich stated she would like to work with Brent in the future. Grange commented on the hard work that Brent does and suggested having him come once a year to a meeting and provide us with a review.

Heieie noticed there is still signage up for Chaska Par 30. Grange will look into that. She also noted children are being stung by hornets and wasps when they use the megaphones at the playgrounds.

Wyveen stated it will be spring of 2023 for The Loop golf course completion and noted the Farmer's Market is happening each Wednesday at City Square from 3:00-6:00 p.m.

Saueressig commented on the small space workout room and suggested we do a tour again for current and future projects.

Keyport had nothing to report.

Heuer noted the Taste of Chaska was great and had a wide variety of food. He also congratulated the Public Works department for their work on the new Ice Arena.

Chair Downs suggested offering more golf lessons in the community because the one at Halla filled up the first day.

9. Adjourn

Motion by Saueressig, second by Wynveen, to adjourn the July 12, 2022, meeting.

Roll Call to Adjourn at 8:41 p.m.

Next meeting: August 14, 2022

**- MINUTES -
CHASKA CITY COUNCIL
JUNE 20, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; and City Engineer Matt Clark.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. CHS Principal Bach – Hawk Pride Highlights

Principal Bach addressed the Council and provided an overview of the highlights from the Chaska High School year.

5.B. Tour De Tonka

Jenny Virdanka addressed the Council and provided an overview of the Tour De Tonka coming up on August 6, 2022.

Doug Schanzenbach addressed the Council and stated he wrote a letter in support of having Guardian Angels used as a library in the future for the City.

6. Approve Previous Meeting Minutes

6.A. Approve the May 2, 2022 City Council Meeting Minutes

6.B. Approve the May 16, 2022 City Council Meeting Minutes

6.C. Approve the June 6, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of May 2, 2022, May 16, 2022, and June 6, 2022 City Council meetings.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through Q:

A. Minnesota Municipal Utilities Association (MMUA) Delegate Update
Motion to approve the updated list of MMUA delegates as follows: Andrew Romine, Troy Wiebe and Jack Worm.

B. Approve On-Sale Liquor at a Community Event - Schram Haus Brewery at Chaska Farmer's Market
Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.01 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for the Chaska Farmer's Market, effective June 22nd through August 24, 2022.

C. School District 112 Contract for CPD School Resource Officers
Motion to authorize the City Administrator to sign the "Agreement for School Resource Officer Services By and Between Eastern Carver County Schools, IDS 112 and City of Chaska" document, thereby authorizing the Chaska Police Department to continue staffing 2 full-time SROs at ISD 112 schools in the City of Chaska.

D. Adopt Resolution 2022-84, Appointment of Election Judges - 2022 Primary August 9th
Motion to adopt Resolution No. 2022-84 appointing those persons listed on Exhibit A as Judges of Election for the Primary Election, Tuesday, August 9, 2022.

E. Adopt Resolution 2022-70, Approving the Lot Split at 3675 Big Woods Boulevard/Johnson Reiland Builders & Remodelers/PC #2022-40
Motion to adopt Resolution 2022-70, approving the Lot Split on 3675 Big Woods Boulevard, subject to the stipulations included in said resolution and the following conditions:

1. Approvals shall be based on the following graphic exhibits:

a. Lot Split, prepared by Pioneer Engineering, dated August 30, 2021.

F. Adopt Resolution 2022-71, Approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34
Motion to adopt Resolution No. 2022-71 approving the Final Site & Building Plan and Final Plat for Cantissimo of Chaska (PC #2022-34).

G. Adopt Resolution 2022-72, Approving the Final Plat for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2022-37
Motion to adopt Resolution No. 2022-72 approving the Ensconced Woods Final Plat for a 29-lot subdivision on 25 acres of land (PC #2022-37).

H. Adopt Resolution 2022-73, Approving the Final Plat for Oak Creek/DR Horton/PC #2022-39
Motion to adopt Resolution No. 2022-73 approving the Final Plat for Oak Creek (PC #2022-39).

I. Adopt Resolution 2022-74, Approving the Final Plat for Rivertown Heights/DR Horton/PC #2022-38
Motion to adopt Resolution No. 2022-74 approving the Final Plat for Rivertown Heights (PC #2022-38).

J. Adopt Resolution 2022-75, Approving the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2022-36
Motion to adopt Resolution No. 2022-75 approving the Final Site & Building Plan and Final Plat for Oak Ridge (PC #2022-36).

- K. Adopt Resolution 2022-77, Assignment of Property Tax Abatement Agreement Between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

Motion to adopt Resolution 2022-77 approving the Assignment of a Property Tax Abatement Agreement between the City of Chaska and Lucrum Properties, LLC to 1200 Lakeview Drive, LLC.

- L. Adopt Resolution 2022-79, Approving the Conditional Use Permit (CUP) for 415 Walnut Street North/Chaska Moravian Church/PC #2022-33

Motion to adopt Resolution No. 2022-79 approving the Conditional Use Permit (CUP) for a professional services/offices use on the 415 Walnut Street North property (PC #2022-33).

- M. Adopt Resolution 2022-80, 2022 Bids for the Wall Replacement at the City Owned Parking Lot at 2nd and Pine

Motion to approve Resolution No. 2022-80 awarding the bid for the 2022 Bids for the wall replacement at 2nd and Pine Street to Haho Companies, LLC. in the low bid amount of \$128,385.00.

- N. Adopt Resolution 2022-81, Approving 2022 Performance Measures

Motion to adopt Resolution 2022-81 Approving 2022 Performance Measures.

- O. Accept Resignation of Planning Commission Chair and Appoint New Planning Commission Chair and Vice Chair

Motion to accept the resignation of Commissioner Brian Dahlke from the Planning Commission and to appoint Rob Brass as Chair and to appoint Carl Lacey as Vice Chair.

- P. Adopt Resolution 2022-85, Parking Restriction on Creek Road

Motion to Adopt Resolution No. 2022-85, Prohibiting Parking on Creek Road, the collector roadway beginning at Wetzel Lane and ending at Savanna Way.

- Q. Approve Temporary On-Sale Intoxicating License for Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 22.03 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska City River Days, on July 29th – 31st, 2022.

Motion carried.

8. Action Items

8.A. Adopt Resolution 2022-76, Approving the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on it.

Mayor Windschitl asked if they will be rental units or owner occupied.

City Planner Hanson stated they are going to be owner occupied.

Councilmember Hubbard asked the developer how the neighborhood meeting on June 2nd, 2022 went.

Dave Pokorney, Community Asset Development Group, addressed the Council. He stated it was well received and they majority of people were happy that the school was being preserved. He noted they had questions on what the gym will be used for and he stated they are optimistic that they will come to an agreement that makes everyone happy for that use.

Motion by Councilmember Hatfield, second by Councilmember Huang to Adopt Resolution 2022-76, Approving the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30.

Motion carried.

8.B. Adopt Resolution 2022-78, Approving the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35

Councilmember Hatfield stated she appreciates the developers efforts and that they received the comments and remarks on the tot lot from the community.

Councilmember Huang stated he isn't a fan of giving variances and in this case it seems like there isn't a practical reason for granted it and that it is only being given to allow to build a larger building. He noted he is fine with the rest of the building but it doesn't make sense to him to grant a variance for the building to be closer to the street. He added it seems they are not applying consistent legal guidelines.

The developer addressed the Council and stated they are constrained by the wetlands and did their best to design it to provide what the market demands need on the 3 acres of land.

Community Development Director Kabat stated one of the major factors the staff is taking into consideration on this request is that the wetlands there are deemed "higher quality" wetlands, which in turn require a larger buffer. He noted if the wetlands didn't require the larger buffer it wouldn't impact the site and require a variance.

Councilmember Hatfield stated she would be more concerned if it didn't match some of the other buildings in the area, there are others close to the street and preserving the wetlands is important.

Councilmember Hubbard stated she understands what Councilmember Huang is saying and also understands the need for the apartments in the community.

Community Development Director Kabat stated it should also be noted the variance and setbacks being requested were discussed in preliminary approval phase so this isn't a new topic on the table.

City Attorney stated variances requests use the practicality test and are usually granted when there is a dimensional issue at play with the building, which is the case for this project. He noted it has to be a reasonable request and it is a matter of interpretation.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to Adopt Resolution 2022-78, Approving the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35.

Motion carried.

8.C. Adopt Resolution 2022-82 or Resolution 2022-83, Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31

Community Development Director Kabat introduced and provided a presentation on this item.

City Administrator Podhradsky stated it's important to remember this was a year-long process that was incorporated into the 2040 Comprehensive Plan because it brought the community together.

Councilmember Hatfield stated this is a really important spot and with so many houses going in over there, she doesn't think striking the language they are requesting from the ordinance doesn't sit well with her.

Councilmember Huang stated this was discussed at length in the past and they arrived at where they did because they value the way people view the community and these are not things to take lightly. He noted it was decided to incorporate a mixed balance of uses in that area.

Mayor Windschitl stated he was part of the early discussions on this site and he sees a lot of positives that could happen they just need to find that mix that should go there.

Dave Pokorney, Community Asset Development Group, addressed the Council. He stated the issue is if this proposal is in line with the Comprehensive Plan and if the Planning Commission was confused why the staff was recommending denial. He stated the council should watch the Planning Commission meeting and they will see that the Planning Commission was confused why staff was recommending denial when the project is in line with the Comprehensive Plan. He addressed the stricken sentences from the ordinance and stated they were only trying to comply with the ordinance instead of making new conditions.

Jerry Trendera of Wabash Capital, who represents one of the Frey brothers, addressed the Council. He provided some background on this property and the Frey family's vision for the property. He stated they are finding themselves in a very strange economic time where a lot of office space up to a third is vacant and going to take a hit. He noted they want to develop something in conjunction with the City and what is best overall for everyone. He feels there is some inconsistency with what the City has approved with other properties recently and what they are saying they don't want for this property.

Christine Ide Attorney for the Frey's, addressed the Council. She thanked the staff for working with them and trying to find a solution to the conundrum they find themselves in currently with Outlot H. She stated she believes the comprehensive plan along with the Concept Plan from 2013 are what they are using to mandate the actions on this project and doesn't believe that should be the case, she noted she respectfully disagrees with the City Attorney's comments.

Mayor Windschitl stated he wants to understand why can't they sit down and discuss how to make this work. He noted they were given a document at 7pm this evening that contradicts the agreed upon decisions already made.

Community Development Director Kabat stated he feels he has been very consistent while talking with the applicant but he did inform them that it may be easier to have these discussions on the differences if they are having if they withdraw the application and sit down and talk to staff first and find a middle ground.

City Administrator Podhradsky stated the applicants were told the staff won't give a recommendation to the Council to move forward with this item. He stated it is the applicant's decision to bring it forward tonight and have this conversation either with the Council anyhow.

Councilmember Huang stated it appears both the applicant and staff are saying they want to find a middle ground and in agreement to sit down and have some discussions to find a way to make this work.

Motion by Councilmember Huang, second by Councilmember Hubbard to Adopt Resolution 2022-83, Concept Plan for Outlot H Chaska Creek Center/Wabash Chaska Farms, LLC/PC #2022-31.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 6-20-2022

Council requested further information on page 11.

City Administrator Podhradsky provided information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report May 2, 2022

Councilmember Huang:

- Stated the Community Center Open House had a good turn out and feedback
- Noted Thursday July 21st is the Picnic with the Police and Tuesday, August 2nd is Night to Unite

Councilmember Hubbard:

- Stated the Community Center Open House was a success and it went really well
- Noted she helped out with the pride festival and stated it was fun and thanked the Human Rights Commission and GSA and Parks and Recreation for all the hard work
- Wished everyone a Happy 4th of July

Councilmember Hatfield:

- Stated she had a great time at the Pride festival and it had a great turn out

- Noted there is Squad Car Story Time tomorrow at the library, Coffee with a Cop is Thursday at 9am at Caribou and Cones with a Cop at 10:30am
- Stated there is a Food Distribution on July 21st, and thanked everyone who helps out with those
- Recognized Juneteenth

Assistant City Administrator Durbin:

- Thanked the Councilmembers and Mayor for attending and helping with the Pride Festival

City Administrator Podhradsky:

- Reminded everyone to respond and give dates that work for them to the events in the park

Mayor Windschitl:

- Stated they are swearing in 3 new Officers next Monday
- Stated in July the meetings will be on the 11th and 18th because of the 4th of July

10. Adjourn

Motion by Councilmember Hatfield second by Councilmember Huang to adjourn the meeting at 10:55 pm.

Motion carried.

**- MINUTES -
CHASKA CITY COUNCIL
JULY 11, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7:00 pm.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, and Mayor Windschitl

Absent: Councilmember Huang and Matt Podhradsky, City Administrator

Also Present: Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Parks and Recreation Director Marshall Grange; Nate Kabat, Community Development Director; Liz Hanson, City Planner; City Attorney; City Engineer Matt Clark; and Water and Sewer Director Matt Haefner.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented.

Motion carried.

5. Visitor Presentation

5.A. Friends of the Library – Libby Fairchild

Ms. Fairchild addressed the Council and provided an overview of the upcoming events including the annual book sale that is being held July 28th – 31st and will be outside on the Plaza outside of City Hall and the Library. She stated they need volunteers this year and people wanting to help out can stop by the library and sign-up for a shift and anyone who volunteers gets a free book. She noted the proceeds go to Lucky Day Book Program for the library.

6. Minutes

6.A. Approve June 20, 2022 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Hatfield to approve the minutes of June 20, 2022 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to approve the Consent Agenda Items A through D:

- A. On-Sale Liquor at a Community Event – Crooked 2022-2023 Liquor

Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.02 for Crooked Pint Ale House, 3210 Chaska Blvd, Chaska MN for Chaska's Fire & Ice Festival, effective July 15th & 16th, 2022.

B. On-Sale Liquor at a Community Event – Schram Haus Brewery at Fire & ice
Motion to approve On-Sale Intoxicating License at a Community Event OSCF22.03 for Schram Haus Brewery, 3700 Chaska Blvd, Chaska MN for Chaska's Fire & Ice Festival, effective July 15th & 16th, 2022.

C. Temporary On-Sale Intoxicating License for Flags & Honor of MN
Motion to approve the Temporary On-Sale Intoxicating License TW 22-04 for Flags and Honor of Minnesota, that allows them to serve intoxicating beverages at their car, bike and tractor fund raising event, on August 6, 2022.

D. Wetland Replacement Plan for Oak Creek
Motion to approve the wetland replacement plan for Oak Creek Development.
Motion carried.

8. Action Items

8.A. Public Improvement Hearing – Creek Road Trunk Sewer Project

Assistant Administrator Durbin introduced and provided background and information on this item.

Councilmember Hubbard asked if the residents have been given the estimated assessments already and

City Engineer Clark stated the point of this meeting is to inform them of the proposed assessment so they are aware of the options.

Mayor Windschitl asked where the first phase of work is being completed.

City Engineer Clark showed the location that will be covered this year in phase 1.

Mayor Windschitl opened the public hearing at 7:26 p.m.

No one wished to speak on this item.

Mayor Windschitl closed the public hearing at 7:27 p.m.

Staff recommends City Council conduct the public improvement hearing. There is no formal action requested at this meeting rather only to gather public input and feedback on concerns related to the project. The project is currently being advertised for bids and is expected to be ready for Council to review at the upcoming meeting on July 18th. After the bids have been received, staff is planning to bring back a recommendation to the Council on whether to order the improvements if bids are acceptable.

8.B. 2021 Annual Financial Reports

Administrative Services Director Graczyk introduced this item and provided an overview of the report included in the Council packets for their review.

Jaclyn Huegel, CPA with Malloy Montague, Karnowski, Radosevich, & Co., P.A., provided a presentation of the City of Chaska Audit Report from Malloy Montague, Karnowski, Radosevich, & Co., P.A. for the year ending December 31, 2021 to the Council.

Motion by Councilmember Hubbard, second by Councilmember Grau, to accept the City of Chaska 2021 Annual Comprehensive Financial Report and associated audit reports as well as the Chaska Fire Department Relief Association 2021 Annual Financial Report and associated audit reports.

Motion carried.

9. Bills

9.A. Accounts Payable Council Roster 7-11-2022

Motion by Councilmember Grau, second by Councilmember Hatfield, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hubbard, and Mayor Windschitl. Voting nay: None.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report July 11, 2022

Councilmember Grau:

- Noted there are a lot of great summer events coming up
- Stated its important to understand and have patience with some businesses that are still struggling with workers due to the pandemic

Councilmember Hubbard:

- Stated she is excited for the Fire and Ice event on 15th-16th of July

Councilmember Hubbard:

- Stated there is a Food Distribution event on Thursday the 21st as well as Picnic with a Cop at Veteran's Park later that day
- Noted Farmer's Market is back on Wednesdays
- Wished her Mom a Happy Birthday

Mayor Windschitl:

- Congratulated Jim Snuggerud and Sam Rinzel from Chaska High School were drafted in the first round of the NHL and Abigail Moldenhauer as the first female Eagle Scout in Minnesota
- History Center has the Second Street Businesses Exhibit running until January 1st on Thursdays and Fridays
- Congratulated Dan Keyport of the Rotary Club for being given the George C. Klien's Above Self Award
- Noted MnDot approved the Highway 41 plans
- Reminded people to sign-up for Nite to Unite

- Stated Fun in the Park on July 27th at Fireman's Park and Touch a truck on July 18th are upcoming events to note

11. Adjourn

Motion by Councilmember Hubbard second by Councilmember Hatfield to adjourn the meeting at 8:10 pm.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 18, 2022

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Adopt Agenda

5. Visitor Presentation

6. Consent Items

A. Adopt Resolution 2022-86 - Accepting Gifts and Donations

B. Adopt Resolution 2022-87 - Ordering the Improvements and Awarding Bid for Phase 1 of the Creek Road Street and Utility Improvement Project

C. Purchase Agreement with RCS-RCA Oak Ridge, LLC for 0.09591 acres of property located at 1 Oakridge Drive, Chaska, MN

7. Action Items

A. Adopt Resolution No. 2022-88 Approving the Variance for Clover Ridge Apartments/AV Development/PC #2022-42

B. Adopt Resolution Nos. 2022-89, 2022-90 and 2022-91 Approving the Final Site & Building Plan, Final Plat and Variances for The Gallery Apts/Chase Real Estate/PC #2022-43

i. Resolution No. 2022-90 Approving the Variance from Zoning Section 15.28.030.F To Reduce the Required Number of Off-Street Parking Spaces from 350 to 313

ii. Adopt Resolution No. 2022-91 approving the Variance from zoning section 15.28.120.F.1 Usable Open Space to reduce the Usable Open Space for The Gallery Apartments from 15% down to 5.5%

C. Adopt Resolution No. 2022-92 Approving the Preliminary Plat for Hidden Maples (fka Firemen's Park II)/Landmark Builders/PC #2022-44

D. Adopt Resolution No. 2022-93 and Ordinance No. 1018 Approving the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45

i. Ordinance No. 1018

E. Adopt Resolution No. 2022-94 Approving the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46

8. Bills

A. Accounts Payable Claims Roster 7-18-2022

9. Other Business

A. City Administrator's Report

i. Biweekly 7-18-2022

B. Financial Reports

10. Adjourn

**- MINUTES -
CHASKA CITY COUNCIL
AUGUST 1, 2022**

1. Call to Order

The meeting was called to order by Mayor Windschitl at 5:34 pm.

2. Roll Call

Roll call was taken. Present: Councilmembers Grau, Hatfield, Hubbard, Huang, and Mayor Windschitl

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Jacob Saufley City Attorney.

3. CLOSED SESSION

Motion by Huang, second by Hubbard to enter into the closed session.

Motion carried.

4. OPEN SESSION

Motion by Hatfield, second by Grau to reconvene the Regular City Council Session.

Motion carried.

Motion by Hubbard, second by Hatfield to recess the Regular City Council Session.

Motion carried.

Motion by Huang, second by Hubbard to reconvene the Regular City Council Session.

Motion carried.

5. Pledge of Allegiance

6. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Grau to adopt the agenda as presented.

Motion carried.

7. Proclamation

7.A. Chaska Area Fishing with Friends Veterans Celebration

Mayor Windschitl read a Proclamation in Recognition of Chaska Area Fishing with Friends Veterans Celebration.

8. Visitor Presentation

8.A. WeCab – Executive Director, Stephanie Alexander

Ms. Alexander and former Victoria Mayor Mary Hershberger Thun. Ms. Hershberger Thun recognized the City of Chaska as being the first city to donate to WeCab. Ms. Alexander provided background on this program and stated they are always needing volunteers for the program. She stated if anyone would like to volunteer they can call 1-844-743-3932 and choose #3, from there you will be prompted to complete an application.

8.B. Chaska PD – Presentation

Police Chief Seibert provided a presentation on the police statistics and data available.

9. Minutes

9.A. Approve the July 18, 2022, City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of July 18, 2022, City Council meeting.

Motion carried.

10. Consent Agenda

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the Consent Agenda Items A through L:

A. Southwest Christian High School Special Assessment Agreement

Motion authorizing the Mayor and City Administrator to execute the Special Assessment Agreement with Southwest Christian High School.

B. Approve Temporary On-Sale Liquor License - Guardian Angels Church

Motion to Motion to approve Temporary On-Sale Intoxicating License TW.22.05 for Guardian Angels Church, allowing them to serve intoxicating beverages at the AngelFest Celebration, effective September 24, 2022.

C. Amending 2022 Fund Budgets

Motion to adopt Resolution No. 2022-96 Amending 2022 Fund Budgets.

D. Temporary On-Sale Intoxicating License – Crown of Glory Lutheran Church

Motion to Motion to approve Motion to approve the Temporary On-Sale Intoxicating License TW 22-06 for Crown of Glory Lutheran Church, that allows them to serve intoxicating beverages at their fundraising event, on October 14, 2022.

E. Chaska Miracle League Application

Motion for approval to submit application to The Miracle League for membership.

Motion carried.

11. Action Items

11.A. Adopt Resolution 2022-95, Approving the Drainage & Utility Easement Vacation over Hazeltine Plaza Plat/City of Chaska/PC #2022-47

City Administrator Podhradsky introduced and provided background on this item.

Mayor Windschitl opened the public hearing at 8:10 p.m.

No one wished to address the Council.

Mayor Windschitl closed the public hearing at 8:11 p.m.

Motion by Councilmember Huang, second by Councilmember Hubbard to adopt Resolution No. 2022-95 approving the Drainage & Utility Easement Vacation over Hazeltine Plaza Plat/City of Chaska/PC #2022-47.

Motion carried.

11.B. Adopt Resolution 2022-97 Authorizing the Statewide Public Works Mutual Aid Pact
City Administrator Podhradsky introduced this item.

Police Chief Seibert provided a presentation and background on this item.

Mayor Windschitl stated he isn't sure this would be beneficial to the City if another unrest occurs and it happens in more places than in Chaska.

City Administrator Podhradsky stated the cities involved in this are suburbs so there is no concern that a major city like Minneapolis would use all the resources should the fence be used.

Councilmember Hubbard asked if the Board is comprised of members from several agencies.

Police Chief Seibert stated the Board will consist of; (2) Police, (1) Fire, (1) Public Works, and (1) Emergency Management members.

Councilmember Huang asked what other cities are involved with this program.

Police Chief Seibert listed the many cities that are considering being involved with this program.

City Administrator Podhradsky stated from a funding standpoint this will act as an insurance policy of sorts and in the future create a strong argument for why the State should invest in these programs as well.

Mayor Windschitl clarified that whoever buys in will have protection for their building only.

Police Chief Seibert stated the amount of police it would take to protect the City Hall should not be underestimated.

Councilmember Hatfield asked if the fence is insured.

Police Chief Seibert stated the Fence Board would provide insurance for the fence should it become damaged at some point.

Councilmember Grau stated it will be important to know whoever has the power to make the call on what buildings get protection, if and when the fence is needed because there will be backlash no matter what the outcome is of action taken.

Motion by Councilmember Huang, second by Councilmember Grau to adopt Resolution No. 2022-97 Authorizing the Statewide Public Works Mutual Aid Pact.

Motion carried.

11.C. Adopt Resolution 2022-98 Authorizing the Fence Consortium Joint Powers Agreement

City Administrator Podhradsky introduced this item and City Planner Hanson provided a presentation on this item.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt Resolution 2022-98 Authorizing the Fence Consortium Joint Powers Agreement.

Motion carried.

12. Bills

12.A. Accounts Payable Council Roster 8-1-2022

Motion by Councilmember Huang, second by Councilmember Hubbard, to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Grau, Hubbard, Huang, and Mayor Windschitl. Voting nay: None.

13. Other Business

13.A. City Administrator's Report

Councilmember Hubbard:

- Stated the Community Center Task Force met this past week
- Reminded everyone that Night to Unite is tomorrow
- Stated the Chaska Community Centers Fall Guide is out for registration as of today
- Noted the Park Facilities Party is coming up for Ward 2 on August 10th from 5:30-7:30pm

Councilmember Huang:

- Stated River City Days had a great turnout
- Noted Picnic with the Police that was on July 21st was great
- Stated he is looking forward to Night to Unite tomorrow
- Stated the Park Facilities Party for Ward 4 is on August 17th from 6:30-8:00pm at McKnight Park
- Noted Touch-a-Truck is on August 18th from 5:00-7:30pm
- Stated Art in the Park is coming up on August 28th from 11am-5pm at Fireman's Park

Councilmember Grau:

- Stated the Park Facilities Party for his Ward is August 11th from 5:30-7:00pm at Veterans Park
- Stated he is impressed with the Community involvement on the Community Task Force Committee
- Stated he saw a lot of vendors at the Chaska City Days which was great

Councilmember Hatfield:

- Stated Wednesdays are the Farmer's Market
- Noted the Shoulder to Shoulder event is on August 13th

- Noted there is a Food Distribution on August 18th
- Stated Ward 3 has the Park Facilities Party on August 14th

City Administrator Podhradsky:

- He will be staffing the booth for the Facilities HOA Picnic from 5:30-7:00pm on Thursday and noted there are prizes for people who come to the booth

Mayor Windschitl:

- Stated he got a nice letter from Chaska Hawks for the Baseball fields thanking them for the support
- Stated Pete Brewers who was Assistant Fire Chief passed away recently sending thoughts to his family, the funeral is this Thursday
- Noted on August 15th Congressman Phillips is having a Vietnams Pinning Ceremony
- Stated filings are open on Tuesday to fill vacant seats for City Council
- The next meeting is August 15th and a Work Session is on August 29th

14. Adjourn to Closed Session

Motion by Councilmember Hubbard second by Councilmember Huang to enter into a closed section.

Motion carried.

Motion by Huang, second by Hubbard to reconvene to the Regular City Council Session.

Motion carried.

15. ADJOURN

Motion by Hatfield, second by Huang to adjourn the meeting at 10:35 p.m.

Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
JUNE 8, 2022**

1. Call to Order

Chairperson Dahlke called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Brass, Olson, Gaare, Urbanski, Baswa, and Chairperson Dahlke.

Members absent: Commissioners Lacey and Rylee

Also present: Nate Kabat, Community Development Director (video conference); and, Liz Hanson, City Planner.

3. Adopt the Agenda

Chair Dahlke noted that he would like to add an agenda item related to e-mail communication with staff under #8.

Motion by Commissioner Brass, second by Commissioner Urbanski to adopt the agenda, as amended.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the May 11, 2022 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Aasen, to approve the minutes of the May 11, 2022 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Commissioner Olson noted that he would need to recuse himself from voting on item 6.c., but would like to ask staff a few questions related to traffic control. He asked at what point in time does the City designate where stop signs will go for these new developments, such as Oak Creek and both D.R. Horton developments.

City Planner Hanson stated that the City Engineer and Public Works crews would go out and evaluate those sections. She noted that they look to see if there are obvious signs that this is needed, but sometimes this evaluation takes place after the fact so they can see the traffic movements.

Commissioner Olson asked about sidewalks, specifically for Oak Creek, and how they would be maintained and controlled with the platting, for example, which side of the street. He gave the example of a City-owned lot right next to the sidewalk and questioned if that meant the City would be responsible for it and asked specifically about the long stretch that will have sidewalks on both sides of the street.

City Planner Hanson explained that typically the owner of the adjacent lot would maintain the sidewalk that is in front of them. She noted that there will be a portion that will be maintained by the homeowners along that stretch, but the remainder would fall on the Jonathan Association as the HOA of the developer.

Commissioner Olson commented on item 6.e., and explained that when this came through Planning and Concept, the traffic to the north was his big concern. He stated that at the Preliminary phase it was stated that the Commission could not make it a condition that they would have to work with the neighbors to the north to identify a solution to the problem and was only able to make this a recommendation. He noted that 6 months have passed and the City hasn't done anything and it wasn't until the neighbors were informed that this was coming for Consent that they were even notified of anything. He stated that he is disappointed in the City for not using this time in order to find a solution for resolution of the whole project so everyone can walk away knowing that they are being taken care of. He stated that to the Commission, 'Final' means that everything is final and all the T's have been crossed and the I's dotted, but this is one thing that still remains open and has since the Concept phase. He reiterated that he is disappointed in City staff for not addressing this over the last 6 months while Costco and the developers were coming through and addressing concerns within their property but not working with staff to address the issues with traffic with the neighbors to the north. He stated that he will be voting against that item because of staff's inability to take action in a timely manner.

Community Development Director Kabat stated that he does not feel it is accurate to say that staff has done nothing in this time period. He explained that while he would agree that it had not been resolved yet, staff has been working with MnDot. He stated that part of the challenge on this piece of property is that this is MnDot's road which means the City needs to work through their process in order to find a resolution. He stated that he would like it to be understood that staff has not been sitting on their hands and not doing anything but acknowledged that he understood Commissioner Olson's frustrations with the situation.

Chair Dahlke noted that the Commission would pull items c. and e. for separate votes.

Motion by Commissioner Brass, second by Commissioner Baswa, to approve the Consent Agenda items a, b, and d, as follows:

- a. Recommend Approval of the Final Site & Building Plan and Final Plat for Cantissimo of Chaska/Anasazi Holdings/PC #2022-34
- b. Recommend Approval of the Final Plat for Ensconced Woods/Johnson-Reiland Builders & Remodelers/PC #2022-37
- c. Recommend Approval of the Final Plat for Oak Creek/DR Horton/PC #2022-39 - (Pulled for separate vote)
- d. Recommend Approval of the Final Plat for Rivertown Heights/DR Horton/PC #2022-38

- e. Recommend Approval of the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2022-36 – (Pulled for separate vote)

Motion carried.

Motion by Commissioner Brass, second by Commissioner Urbanski, to approve Consent Agenda item:

- c. Recommend Approval of the Final Plat for Oak Creek/DR Horton/PC #2022-39

Motion carried 6-0-1 (Commissioner Olson abstained)

Motion by Commissioner Urbanski, second by Commissioner Gaare, to approve Consent Agenda item:

- e. Recommend Approval of the Final Site & Building Plan and Final Plat for Oak Ridge/RCS-RCA Oak Ridge LLC/PC #2022-36

Motion carried 6-1 (Commissioner Olson opposed)

7. Action Items

- A. CONTINUED FROM MAY 11, 222 PLANNING COMMISSION MEETING: Recommend Approval of the Concept Plan for Block 42 in Downtown Chaska/Community Asset Development Group/PC #2022-30

City Planner Hanson presented the item to the Commission and noted that if recommended for approval, this item will be before the Council on June 20, 2022.

Commissioner Olson stated that this represents a significant change from the first presentation and the developer took some input from the parish on what direction they would like to go. He stated that he wanted to commend them for listening even though some of the decisions were not easy to make.

Dave Pokorney, Community Asset Development Group, explained that their three goals were to work with the church so they could continue to be viable, preserve the school buildings, and to come up with a project that supported the economic vitality of downtown while having the project remain economically viable. He noted that one thing that is a change in the plan that he does not want people to miss is that the alley will be shifting over about 20 feet in order to create space for parking.

Chair Dahlke stated that it is clear to him that there was a lot of compromise and work done in order to come up with this proposal. He stated that he understands it is not necessarily what Mr. Pokorney would prefer, but thanked for him for his work.

Commissioner Brass noted that this is a drastic change from what was presented at the last meeting which is not seen very often. He stated that it was nice to see that they listened to the voices of the people and the recommendations from staff and the Commission.

Commissioner Urbanski stated that this plan also saves the school which he is happy to see because once you start losing things like that, you lose the culture of the community.

Motion by Commissioner Urbanski, second by Commission Aasen, to recommend to City Council approval of the Concept Plan for Guardian Angels School & Convent Buildings and Block 42, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Concept Plan (pgs 1-14), submitted by Community Asset Development Group
2. Adherence with the City Engineer's Memo dated May 11, 2022.
3. Creation of a high-quality outdoor gathering space for the office use and to be shown at preliminary submittal.
4. Provision that the storage use is ancillary to the principal use in the convent building.
5. Provision that a definitive agreement, end user/owner, and defined uses occupying the gym space to be specifically defined at preliminary submittal.
6. Adherence to the City's Boulevard Tree Policy and local street section design.
7. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
8. Provision of a storm water management plan meeting City and Carver County WMO standards.
9. Provision that Planting Islands Section 15.28.070.E4 will be met.
10. Provision that all multi-family uses meet Usable Open Space Section 15.28.120.F1. and be addressed at preliminary submittal.
11. Provision of a parking analysis be provided for the gym and office uses on where parking stalls will be accommodated, and to be submitted at preliminary submittal.
12. Provision that Section 15.28 Special Regulations of the zoning ordinance is complied with in full.
13. Provision to further explore 'paseo' concepts through the site and to be addressed at preliminary submittal.
14. Provision to further evaluate screening along the edges of the site and parking areas, and to be addressed at preliminary submittal.
15. Provision to provide a more detailed analysis of the 12 apartments parking stalls on the alleyway in terms of ownership/maintenance, snow removal, and designated signage, and to be addressed at preliminary submittal.
16. Provision to provide a more detailed analysis of the alleyway and who will be owning/maintaining it, and to be addressed at preliminary submittal.
17. Provision of a detailed analysis of the lot width and setback provisions for the site and the reasoning of such, and to be addressed at preliminary submittal.
18. Provision that the single-family homes meet R-2 zoning standards.

Motion carried.

- B. PUBLIC HEARING: Recommend Approval of the Final Site & Building Plan and Variance for Clover Ridge Apartments/AV Development/PC #2022-35

City Planner Hanson presented the item to the Commission and noted that if recommended for approval would come before the City Council on June 20, 2022.

Commissioner Olson stated that it looked like they were using the precedent of Pioneer Vista as justification for granting the variance to the setback and asked how much of Pioneer Vista actually encroaches on the 20 feet. He noted that staff had also mentioned the two apartment complexes that are by Clover Ridge Elementary, which he feels is a completely different dynamic because now it is more in the 'close-knit' dynamic of Clover Ridge and you cannot drive fast there. He stated that he did not think using the three examples given by staff are reasonable to be used as precedent for what is before the Commission, which is a four-story apartment building. He stated that he does not believe it is reasonable to grant the variance for the size of the building because they had the opportunity to make a change. He stated that the building has not changed much from the Concept Phase to the current proposal and the Commission was not informed that a variance would be needed until tonight's meeting. He stated that now the Planning Commission has been put in a very difficult position and is being asked to make a decision on something that could have been addressed earlier on in the process. He stated that the most important thing is how much usable space there is and he feels with this project as well as others, the buildings are just too big for the size of the lot they are on. He stated that he feels it all comes down to interpretation and staff has said it meets the 'intent' but, to him, looking at what is written in the Zoning Ordinance, he feels it does not match or fit. He stated that he feels showing the actual numbers tonight shows how deficient they actually are. He stated that he believes there is enough here to make him question how it got to this point. He stated that this is supposed to be dotting the I's and crossing the T's, but he feels there is still a lot of questions and concerns about this request for a variance when the developer had the ability to adjust the size of the building to simply meet the standards.

Chair Dahlke stated that he recalled the variance being discussed last time so he would disagree with Commissioner Olson on that point. He noted that Commissioner Olson was the one who made the motion to approve the Preliminary Plan and nothing has changed since that point.

Commissioner Olson agreed that he had made that motion but pointed out that one of conditions was in relation to size. He stated that the developer simply changed the optics of the building and did not change the size. He explained that he had felt a little bit coerced because of the comment made by Chair Dahlke questioning whether he should recuse himself from this topic even though he was not within the boundaries, nor did staff ask him to recuse himself. He explained that this was why he had felt a little bit of pressure based on that comment, but with the condition included that they were supposed to address the size, he felt a bit more comfortable because he thought the building size would be adjusted in order to meet the setback. He referenced the previous agenda item where the developer went back and listened to the concerns and recommendations and changed their proposal where this applicant has not and now they are just asking the City to provide a variance so they can just continue with what they want to do.

Commissioner Brass asked what the actual deficiency is on the open space.

City Planner Hanson stated that it is closed to 33,000 square feet.

Commissioner Brass confirmed that this is being addressed because of the wetlands to the west as truncating the usable portion of the site. He stated that it should also be known that the Commission has all seen the correspondence from Wade Sorenson. He noted that with regard to the setback, he asked if he was seeing this correctly, that with the way he is reading through this information is that if they just arbitrarily chopped off 22 feet of the building, everything would be fine because it meets the ordinance.

Commissioner Olson agreed because it would meet the ordinance.

Commissioner Brass asked if the major discussion point was safety or just meeting the ordinance.

Chair Dahlke noted that he drove the site and thinks that the safety issue is non-existent.

Commissioner Brass noted that, to him, the amount of setback feels arbitrary in nature and wanted to understand what the argument would be for why the Commission would not approve the variance. He stated that he would like to be convinced on why he should not vote in favor of this.

Chairperson Dahlke opened the public hearing at 8:05 p.m.

Wade Sorenson, 1456 Sofia Drive, noted that there are two variances being discussed, but believes only one is on the table for tonight.

Chair Dahlke confirmed that this was correct.

Mr. Sorenson stated that the variance being discussed tonight is the setback and noted that the open space variance is being proposed as a 'future discussion point'. He stated that he thinks it is the opposite situation from what Commissioner Brass spoke about because it should not be his job to convince the Commission to vote 'against' it, but rather it should be the developers job to convince the Commission to vote 'for' it. He stated that he feels that they have not provided a sufficient enough argument to be granted a variance. He stated that having a very tall building abutting a road is causing the need for a variance and not because of the wetlands. He questioned the point of having the Code if the City was not going to follow it. He reiterated that he did not feel the applicant had provided an argument that would justify bypassing the code. He stated that with the example giving of lopping off a portion of the building in order to meet the setback requirements, that would still leave them with 35 to 36 units/acre which still gives them a very reasonable use out of the property. He noted that an economic consideration, per City Code, is not a sufficient reason for granting this variance. He stated that this building will be located on a substantial curve and noted that there are about 500 units being put into the area, which equates to about 4,000/day according to the traffic study. He stated that currently this is a pretty quiet street, but in three years, it will be bustling and very busy and this building is going to completely block the drivers' view around the corner and the closer it is to the street, the more the view will be blocked. He stated that he feels the safety improves the farther that building is setback. He noted that the townhomes mentioned by Commissioner Olson do not impact driver visibility at all because they are up on the hill and not in the site lines so he does not think that comparison matters at all. He explained that his key point, as a resident and parent in this neighborhood with all the new traffic that will be coming down this road, is that from a

safety perspective it is very important that it not be allowed to be pushed forward and does not believe any reason has been given that the City should not follow its code.

Commissioner Brass asked if Mr. Sorenson was saying his number one issue was related to safety.

Mr. Sorenson explained that the safety issue is his number one reason that the Commission should say no and reiterated that he did not think the applicant had provided any reason that the Commission should say yes to their request, other than economics.

Commissioner Brass explained that he was not familiar with the developers economics, but wanted to make sure that he understands Mr. Sorenson's concerns.

Mr. Sorenson outlined his concerns related to the visibility of the road because of the tall building and also noted that there will be a lot of kids in the neighborhood out exploring because there is not a tot lot. He noted that the need for a variance was first brought up as part of the City Council discussion and was not brought up at the Planning Commission level. He stated that more and more things are being crammed in, such as the additional trees between the building and the walking trail, that will limit visibility in the area.

Commissioner Aasen stated that he does not see the building being as much of an issue as all of the landscaping that is being proposed. He stated that he thinks the landscaping is going to cause more of a site visibility issue than the building.

Mr. Sorenson explained that he feels the further back the building is from the road, the safer it is because there is less chance that it will be impeding the site lines. He reiterated that he did not think it should be his job to convince the Commission to vote against this proposal.

Commissioner Brass stated that he understands Mr. Sorenson's concern and would be interested to see if the developer had any site line studies or what their feedback would be regarding this issue.

Mr. Sorenson referenced the last few paragraphs in the e-mail he had sent to the Commission that asked why this variance was coming at the 'final' stage and had not come earlier in the process. He asked the Commission to really think about this and not simply 'rubber stamp' it because he feels that this is a meaningful variance request and is probably much more important than they even realize.

Josh McKinney, Measure Group, 1130 Vagabond Lane, Plymouth, explained that he was assisting the developer. He noted that health, safety, and welfare is certainly something they are concerned about and would take into account as they proceed with their design. He explained that how the right-of-way is set is based on the speed of the road and they also take into account the site distances along with the width of the right-of-way in mind. He stated that they would defer to the City Engineer on whether or not this building would impact those site distances, but noted that they are pretty confident based on their past projects and work with their engineers that this building would not present any hazards over and above any other building close to the right-of-way would be.

Commissioner Brass stated that he thinks that height in this scenario is irrelevant.

Mr. McKinney stated that with regard to site triangles and distances that engineers would use to design roadways doesn't take into account any site distances either so he would agree that the setback is irrelevant with regard to site distances. He stated that he feels it is also important to recognize scale and the distance would be from the right-of-way line to the building and not from the street to the building. He stated that there will be a trail and a boulevard between their building and the curb line of the road. He explained that this is a 12 acre site that is essentially reduced to a 3.2 acre site and when they were siting the building, they tried to take as much of it off of Clover Ridge as possible. He reviewed an aerial photograph of the area and noted that they would have preferred to hide the parking behind the building but it did not work out that way. He stated that they feel the variance request is reasonable because it is so far back from other homes. He stated that they are basically forced by the wetland setback but also the need to provide further setback off of an existing City pond. He noted that they felt there were a lot of site constraints that pushed them in this direction which is why they felt comfortable proceeding with a building that was closer than the setback in that location. He explained that even though the Commission isn't specifically talking about the open space tonight, he noted that there are several constraints on this site in terms of what is developable. He stated that they felt really good about a 3.2 acre site providing over an acre as usable green space. He noted that City staff had worked very hard alongside them to try to add amenity to the site, given their constraints. He stated that contrary to Commissioner Olson's earlier statement, he feels they have taken feedback and have tried to enhance what they have to work with.

Commissioner Olson asked about the location for a tot lot.

Mr. McKinney explained that they had a tot lot located on the southern portion of the site near the public trail however, when they took those plans to their insurance company, they said no because it would end up being a de facto public space. He stated that they are still working with them to try and get them comfortable with something and explained that was why they were not currently showing a tot lot on their plans.

Commissioner Olson stated that was a discussion point from the Commission and he would assume also the City Council. He stated that even if this application was coming through without the variance, the fact that they have not addressed the specific items that should have been able to check the box is, in his opinion, reckless. He noted that Mr. McKinney just assured the Commission that they had listened to their feedback, but they have submitted a plan that did not address something that they were asked to take care of. He referenced the open space exhibit that was put in earlier this week and stated that he would really like the applicant to read the description for open space 3. He read aloud the description from the exhibit he had referenced which stated that the open space can be used for summer activities like open ball field and frisbee, however, there is no actual open space here because it is just a hill, plantings, and walking path.

Mr. McKinney stated that he would disagree because there is open space just south of the driveway that would be open for ball-type activities. He stated that Commissioner Olson is referring to its current condition and not the graded condition.

Commissioner Olson stated that he was referencing the landscape plan that was provided by the applicant that shows trees all through this area and is not open space.

City Planner Hanson clarified that 'open space' is not open, but is usable space.

Commissioner Olson referenced the description that he had read aloud from and reiterated that it says, 'such as a ball field, playing frisbee and for sledding.' He asked if someone would be able to sled down these hills with the trees and landscaping. He stated that he appreciates the fact that the applicant has put together the landscaping plans in order to check that box for the City, but when this is what has been submitted for approval and there are statements like what he has referenced, in his opinion, it doesn't fit. He stated that the Commission needs to be very clear about what they are approving because these little details come into play because these are the documents that will last a lifetime because the decisions they make will affect what will be standing here a lot longer than anyone on the Commission. He stated that he wants to make sure that the details are clear on every decision that the Commission makes. He stated that the items he has mentioned are little things, but they are important, and they seem to have been overlooked. He stated that it brings him back to the question of the variance and what impact it would have on the applicant to actually fit into the requirements of the ordinance.

Commissioner Brass asked if the plan was for the developer to pay park dedication fees.

City Planner Hanson stated that the applicant will be required to pay park dedication fees.

Mr. McKinney noted that they can continue working on their tot lot issue and explained that he did not want to put one on the plan and then not be able to commit to it and follow through with the plans. He stated that their insurance company would entertain the idea of the tot lot on the western portion of their building but they are constrained with hard cover and wetland setback on that side.

Commissioner Baswa asked about the open space plans and the landscaping plan that they had already created. He asked whether this would come back to the Planning Commission with various trees removed and noted that he just wanted to understand that situation.

Mr. McKinney stated that they would not want to go beneath the landscape requirement and would plan to shift trees in order to be able to be consistent with the City's requirement for tree placement and replacement. He stated that when they come forward with the variance for the open space, they can clarify exactly where the uses that are identified within the statement will be, but noted that they do have the flexibility to shift the trees around and adjust their species in order to make this fit. He explained that he was confident that they can make the placement of the tot lot work somehow.

Commissioner Brass stated that he is a huge fan of tot lots and asked if he was correct that the applicant had the right to forego putting one in and just pay fees to the City.

City Planner Hanson explained that even if the applicant provides a tot lot, they would not get park credit for it because it would be considered a private amenity.

Community Development Director Kabat stated that the Commission could add a new condition of approval that they include a tot lot.

Commissioner Brass asked if that should be done tonight since they are officially talking about the setback. He questioned whether the Commission should wait until this comes back before them regarding the open space.

Community Development Director Kabat noted that tonight's approval is for Final Site and Building Plan, so now would be the time to include that condition.

Commissioner Olson asked why this had not been tabled for a month in order for both variance requests to come before the Commission at one time.

Commissioner Brass noted that it does feel fragmented.

Commissioner Olson explained that his fear is that the Commission is going to make a decision on the setback, but then there will be another issue with the open space. He reiterated that he does not understand why this wasn't tabled in order to give the applicant time to address all the issues and come back with an actual final plan rather than moving it forward in a piecemeal fashion.

Community Development Director Kabat stated that the public hearing notice did not include the open space piece which was an administrative error. He stated that as staff was evaluating this project, the feedback that they had heard at Preliminary was that the site plan has remained the same with relation to the open space. He stated that at the Council level, there was some support expressed for the amenity being provided of the trail and the interaction with the wetland. He clarified that from staff's perspective, since nothing had really changed on that front, it seemed that they could move forward with this and try to provide the developer with as much progress as possible and give them assurances that they need in order to move forward with their project. He stated that the Commission could decide to table this item, but staff's interpretation is that the developer has made changes sufficient to meet those conditions.

There being no additional comment, Chairperson Dahlke closed the public hearing at 8:45 p.m.

Commissioner Baswa stated that basically the Commission is seeing similar issues with asking for a tot lot. He stated that it was asked for at the Concept Phase and again at the Preliminary phase and suggested that, in the future, staff bring this up with applicants so there is not this same kind of discussion with other applicants at the last minute, in their Final phase.

Commissioner Brass stated that rather than tabling the whole item, he would like the Commission to vote on what is before them tonight. He stated that this project is going to come back before the Commission regardless of what they do so he does not see a reason to table this

Chairperson Dahlke stated that he agreed that the Commission should act on this item tonight and reminded the Commission that they are just being asked to make a recommendation to the Council.

Commissioner Brass noted that he is in favor of adding some sort of requirement of either a tot lot or a basketball hoop that is for recreational use. He stated that it would also be nice to hear from the developer about what had been brought up by Commissioner Olson regarding open space ball field and frisbee use, because it would be nice to see where it actually is. He noted that he would agree that the plans make it seem like it will not be there, despite the narrative. He noted that related to the setback issue, he feels it is more arbitrary than it is anything else and does not feel it is a strong argument against granting the variance.

Vishal Dutt, 200 Oak Hill Drive, explained that he is the developer for this site and noted that he appreciated Commissioner Brass's comment about possible different iterations of 'tot lots'. He stated that they would like to get direction from the City on what they are actually looking for.

Commissioner Brass stated that he would personally give staff discretion on that item. He stated that he is not developing this lot, but knows that there will be children there. He explained that he used to live in this neighborhood and there is not a park very close, so he feels there needs to be a little something for a teenager or a kid, which could be a swing set and a basketball hoop.

Commissioner Baswa explained that the idea is to provide something so the kids don't go on the road.

Mr. Dutt stated that they will work with City staff on this issue.

Commissioner Olson stated that to address the setback issue, Commissioner Brass has expressed his opinion, but from the Commissions seat, their job is to take what is being presented and apply it to what the rules are, such as the ordinance. He referenced the Gallery apartment building which is quite large, but has met all the setback requirements and this is a design on the other side of the tracks that infringes on the setback requirements. He explained that, to him, it gets back to the consistency side of things and the idea of a 'reasonable variance'. He stated that more than 50% of what is expected, is probably not a reasonable variance. He stated that if they had come in asking for a 5 foot variance, he doesn't think there would be much pushback from anyone, but in this case, they are asking for over 50% of what is expected based on the size of their building. He stated that he feels that the developer has not done anything or made any changes to at least try to meet the setback. He explained that his fear is that if the Commission says yes to the variance, then this 'gives them' 20-23 feet to be able to go try to find some open space in order to meet the other requirement. He stated that this brings him back to his point about the reason for handling these separately, because to him, they should be combined together. He stated that the developer could meet the setback requirement by simply adjusting the size of the building by 5% which would equate to 6 units. He stated that it raises the question of why the City would grant a variance when the applicant can make a minor adjustment to their plan and meet the requirements. He stated that he also has concerns about future developments in the area coming in and asking for similar variances.

Chairperson Dahlke noted that the Commission has no clue about the finances for this project so to say an adjustment is 'minimal' is simply an opinion. He noted that the 5% referred to by Commissioner Olson may, in fact, be the profit margin for the entire project.

Commissioner Olson noted that economics is not a justification for a variance because they are still able to build a sizable building but still meet the setback requirements.

Commissioner Brass stated that he is trying to keep the economics out of his head and reiterated his earlier comment about the height of a building arbitrarily determining the setback but noted that Commissioner Olson has a point that they could just make the building smaller and meet the requirements.

Commissioner Olson referenced other examples where the Commission had granted variances when the ordinance didn't necessarily fit the intent but did not give them, for example, 50%. He stated that there have been situations where things have been close, so it was easier to give a variance because they were trying to make it work and in this case, they have not tried to make it work. He noted that this was also a request for a variance on setback not on something like landscaping.

Ashish Aggarwal, 16135- 55th Avenue N, explained that he is one of the partners in this development. He explained that if they push the building back 20 feet, they will lose 8 units which is financially significant in order to make the development work. He asked the Commission to think about what would happen if they pushed a u-shaped building 20 feet closer together and how things like the sun and air would be effected and noted that the courtyard area needs enough space to look nice and have sun shining and the air flowing.

Commissioner Olson asked about the statement that meeting the setback requirements would reduce the size of the building by 8 units and asked for an explanation of the math because he did not see how he came to 8 units.

Mr. Aggarwal stated that it could be more than 8 units because if they do what he is asking them and redesign the building with their architect, they could lose 12 or 15 units. He stated that these types of projects have a very tight budget, especially with construction costs as they are currently and losing even only 2-5 units could make or break the project.

Commissioner Olson stated that to agree with Commissioner Brass's point, the Commission needs to keep economics out of it, because, for example, they could have built 2 years ago. He stated that he understands that timing is everything, but this is at the 'final' stage. He stated that he was asking them to meet the setback and from what they had submitted, that would mean losing 6 units, but now Mr. Aggarwal is talking about changing the entire design which is not what they are asking for.

Mr. Aggarwal stated that they would have to change the design in order to meet the setback. He stated that they went with the direction they had gotten from the City Council and the Planning Commission and as the staff has said, there have been no changes. He stated that he is not able to dig down in the weeds and do all the math right now, but he thinks having 119 units on a 12 acre site will be beautiful for Chaska. He stated that he would ask the Commission to understand that there are constraints with this site and noted that they have been working for 6 months to make sure the building is designed nicely which is all a developer can do.

Commissioner Olson stated that they could also follow the ordinances.

Commissioner Urbanski stated that he feels this project is the perfect fit for this property and allows 119 more families to move into the City. He stated that while they still need to figure out the tot lot issue, he feels they have done a good job shoe-horning this project onto this piece of land considering all the constraints.

Motion by Commissioner Brass, second by Commissioner Urbanski, to recommend to City Council approval of the Clover Ridge Apartment Final Site & Building Plan and Final Plat for 119 units, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits:
 - a. Project Narrative (pgs 1-4), prepared by AV Development, LLC, dated May 25, 2022
 - b. Final Plat (pgs 1-2), prepared by Sambatek, undated
 - c. Existing Conditions Survey, prepared by Sambatek, dated January 5, 2021
 - d. Construction Access Plan, undated
 - e. Photometric Site Plan, prepared by Mlazgar Associates, dated March 7, 2022
 - f. Title Sheet (pg C1.01), prepared by Sambatek, dated May 3, 2022
 - g. Demolition Plan (pg C2.01), prepared by Sambatek, dated May 3, 2022
 - h. Site Plan (pg C3.01), prepared by Sambatek, dated March 31, 2022
 - i. Grading Plan (pg C4.01), prepared by Sambatek, dated May 3, 2022
 - j. Grading Notes (pg C4.02), prepared by Sambatek, dated May 3, 2022
 - k. Phase 1 Erosion Control (pg C5.01), prepared by Sambatek, dated May 3, 2022
 - l. Phase 2 Erosion Control (pg C5.02), prepared by Sambatek, dated May 3, 2022
 - m. Erosion Notes (pg C5.03), prepared by Sambatek, dated May 3, 2022
 - n. SWPP (pgs C5.04-C5.05), prepared by Sambatek, dated May 3, 2022
 - o. Utility Plan (pg C6.01), prepared by Sambatek dated May 3, 2022
 - p. Details (pgs C9.01-C9.03), prepared by Sambatek, dated May 3, 2022
 - q. Landscape Plan (pg L1.01), prepared by Sambatek, dated May 3, 2022
 - r. Landscape Details and Notes (pg L1.02), prepared by Sambatek, dated May 3, 2022
 - s. Fire Truck Turning Exhibit, prepared by Sambatek, dated March 7, 2022
 - t. Open Space Exhibit, prepared by Sambatek, dated March 31, 2022
 - u. Clover Ridge Apartments (pgs A101-A105), prepared by J Corp, dated January 28, 2022
 - v. Clover Ridge Apartments (pgs A201-A202), prepared by J Corp, dated March 7, 2022
 - w. Clover Ridge Apartments (pg A203), prepared by J Corp, dated March 31, 2022
2. Adherence to the following setbacks for Clover Field Apartments:
 - a. Front: 20 feet
 - b. Rear: 20 feet
 - c. Side: 10 feet
 - d. Side (corner): 20 feet
3. Provision of 360 degree architecture be used on all facades.
4. Prior to final plat approval, developer shall enter into an agreement with the City for the provision of necessary infrastructure and associated development costs.
5. Provision of a storm water management plan meeting City and Carver County WMO standards.
6. Provision of a construction traffic plan to be coordinated and approved by the City Engineer.
7. Provision that if masonry is used that they are natural stone and/or full face modular brick in order to be considered Class I materials.
8. Provision that mechanical equipment will be completely screened from view.
9. Provision that section 15.28 Special Regulations are complied with.
10. Provision that light poles do not exceed 25 feet in height and comply with zoning section

15.28.250.

11. Provision of a tot lot, or something similar, be incorporated into the plans and approved by the Planning Department.
12. Provision that the applicant obtain a variance for the Usable Open Space deviation (zoning section 15.28.120.F.1)

Motion carried 6-1 (Commissioner Olson opposed)

Motion by Commissioner Brass, second by Commission Gaare, to recommend approval of the Variance from Section 15.16.020.F.1.

Commissioner Olson stated that according to the information provide by staff, the applicant is lacking 33,000 square feet of required open space. He stated that by allowing this variance, the Commission would be allowing them to create space to be able to meet another requirement that they have. He stated that he does not believe that is correct, proper, or just. He stated that the City is allowing them to find space on their land by moving it forward. He stated that the only way to create open space is by reducing the size of the building and asked why the Commission would consider granting the variance setback and not require them to stay within the ordinances for the open space expectations for the property. He stated that he feels there is no reason why the Commission needs to give approval today for the setback variance. He stated that they can deny it because it will need to come back through and be addressed in their next version anyway when they have to change the size of their building to meet the conditions for the open space.

Commissioner Brass stated that they are not going to find 33,000 square feet for their open space which is why they will be coming back with a variance request.

Motion carried 6-1 (Commissioner Olson opposed)

C. PUBLIC HEARING: Recommend Approval of the Conditional Use Permit (CUP) for 415 Walnut Street North/Chaska Moravian Church/PC #2022-33)

City Planner Hanson presented to the Commission.

Commissioner Brass asked if there was a legal order of how things appear on the agenda and noted that he would like to see something like this, which is more trivial and not controversial, to be placed earlier on the agenda, so they don't have to sit through other lengthy agenda items while they wait.

City Planner Hanson stated that she understands the concern and can consider this for future agenda items.

Chairperson Dahlke opened the public hearing at 9:20 p.m., there being no comment, he closed the public hearing.

Chairperson Dahlke noted that he has worked with His House in his role with the Chaska Lions Club and thinks they do fantastic work for the community.

Motion by Commissioner Urbanski, second by Commissioner Olson, to recommend to City Council

approval of the Conditional Use Permit for a professional services/offices use on the 415 Walnut Street North property, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Written Statement Describing the Intended Use of the Property;
 - b. Floor/Site Plan for 415 Walnut St N, including the house's square footage.
2. Any signs are required to submit a separate Sign Permit application and are regulated by Zoning Ordinance section 15.32.
3. As a locally designated historic property, any exterior alterations to the house will require submittal of a Site Alteration Permit subject to approval by the Chaska Heritage Preservation Commission.

Motion carried.

8. Other Business

A. Receive Other Meeting Minutes

- a. Receive the April 18, 2022 City Council Meeting Minutes
- b. Receive the April 4, 2022 EDA Meeting Minutes
- c. Receive the March 8, 2022 Park Board Meeting Minutes

B. Chair Dahlke – Email Discussion

Chair Dahlke explained that they had built a home outside of Chaska which means he will be leaving the Commission 6 months earlier than the length of his term. He stated that he had submitted a letter of resignation from his position addressed to staff but wanted to express his appreciation for the last 8.5 years serving on the Commission and the last 4 years serving as Chair. He thanked his fellow Commissioners and stated that he thinks this may be the most knowledgeable and talented group that has been put together to serve the City. He also expressed his thanks to all the past Commissioners including Mike Hahn who moved onto the City Council which is when he stepped into the role of Chair. He thanked City staff for all their work and made note of help he has received from Kevin Wright and Kevin Ringwald.

Chair Dahlke noted that because he is leaving there are some housekeeping duties that need to take place, such as making the Vice-Chair officially the Chair. He noted that he would like to suggest that Commissioner Lacey assume the role of Vice-Chair as Commissioner Brass steps into the role of Chair.

Motion by Commissioner Olson, second by Commissioner Urbanski, to recommend the City Council appoint Commissioner Brass to serve as Chair and Commissioner Lacey to serve as Vice-Chair of the Planning Commission.

Motion carried.

The Commission and City staff expressed their appreciation for Chair Dahlke's service to the City.

Commissioner Urbanski

- Noted that he sits on the Chaska Community Center Task Force and they are hosting an open house on June 15, 2022 from 6:00 p.m. to 8:00 p.m. to try to get feedback from the community about what they would like to see in the future.
- Asked about landscaping plans for various projects and noted that in a previous role on the Council in another city, they created a 'bank' type program that could be used in various parts of the neighborhood, to avoid a situation where they are overcrowding trees in order to get the required number in. He suggested that the City look at a similar program so they can avoid a situation where they are requiring someone to put in 4 trees within 4 feet of each other when they know that 3 of the trees are going to die.

There was consensus of the Commission that they would like to see something like a tree/landscaping bank program explored for the City.

City Planner Hanson stated that should be ways to look at making that work in the City and noted that it would just require some research by staff. She suggested that it may be a good discussion for a future work session.

Commissioner Aasen

- Stated that he took the tour of the City buildings and thinks there is a definite need for some improvements

Commissioner Brass

- Expressed his hope that people will not walk away from tonight's meeting where some of the Commissioners had differing opinions on some of the agenda items, because he thinks that kind of discussion is healthy

Community Development Director Kabat

- Noted that with the resignation of Chair Dahlke, that will move Commissioner Baswa into a role as a 'regular' Commissioner and Commissioner Aasen into the Alternate #1 position which means there will be a vacancy for the Alternate #2.
- Noted the intent to hold a joint work session with the City Council on July 18, 2022 and asked the Commission to let him know if they are able to attend

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Aasen, to adjourn the meeting at 9:46 pm.

Motion carried.

- MINUTES -
CHASKA PLANNING COMMISSION
JULY 13, 2022

1. Call to Order

2. Roll Call

3. Adopt Agenda

4. Visitor Presentation

5. Approve Previous Meeting Minutes

A. Approve the June 8, 2022 Planning Commission Meeting Minutes

6. Consent Items

7. Action Items

A. PUBLIC HEARING: Recommend Approval of the Variance for Clover Ridge Apartments/AV Development/PC #2022-42

B. PUBLIC HEARING: Recommend Approval of the Final Site & Building Plan, Final Plat and Variances for The Gallery Apts/Chase Real Estate/PC #2022-43

C. PUBLIC HEARING: Recommend Approval of the Preliminary Plat for Hidden Maples (fka Firemen's Park II)/Landmark Builders/PC #2022-44

D. PUBLIC HEARING: Recommend Approval of the Preliminary Plat and Rezoning for Club West 11th/Tradition Development/PC #2022-45

E. Recommend Approval of the Concept Plan for Structures, Inc./Jeremy Banken/PC #2022-46

8. Other Business

A. Receive Other Meeting Minutes

9. Adjourn

REQUEST FOR ACTION

CHASKA PARKS & RECREATION COMMISSION

09/13/2022

Subject: Proposed Carver County Southwest Regional Trail Master Plan

Prepared By: Mary Monteith, Parks & Recreation Department

Carver County has revised the Southwest Regional Trail Master Plan which was originally created in 2006. This plan envisioned a trail which connected the communities of Chaska and Victoria as well as the North and South Light Rail Transit Lines; and

The purpose of the revision is to update the regional trail alignments to be consistent with current and proposed development, current and planned trails, ownership of the South LRT Line in Carver County, and to update the trail segments identified as the Southwest Regional Trail and Minnesota River Bluffs Regional Trail; and

The City's Trails Plan is intended to provide City Council, Commissions, City Staff, and developers with detailed, quantifiable standards and guidelines for achieving a unified trail system, which will serve both destination and leisure-oriented users, and which will help foster an enhanced sense of community; and

The Comprehensive Plan includes policy statements that prioritize the implementation of its trails system, which includes a regional trail from Chaska to Victoria thereby connecting Carver Park to the Minnesota Valley State Trail and completing a loop trail system connecting Hopkins, Victoria, and Chaska; and

On September 13th, 2022, the Parks Commission reviewed this request and recommended that the proposed regional trail alignments from Chaska to Victoria and the Minnesota River Bluffs from Chaska to Chanhassen is consistent with Chaska's Comprehensive Plan; and

Chaska Parks and Recreation staff finds that the proposed Carver County Southwest Regional Trail Master Plan Chaska to Victoria and the MN River Bluffs Regional Trail alignment is consistent with Chaska's Comprehensive Plan.

PARKS & RECREATION COMMISSION ACTION REQUESTED:

MOTION TO RECOMMEND CHASKA CITY COUNCIL APPROVAL OF RESOLUTION TO SUPPORT CARVER COUNTY'S SOUTHWEST REGIONAL TRAIL MASTER PLAN

MOTION BY PARKS AND RECREATION COMMISSIONER _____

SECOND BY PARKS AND RECREATION COMMISSIONER _____

**CITY OF CHASKA
CARVER COUNTY, MINNESOTA**

RESOLUTION

DATE _____ RESOLUTION NO. _____

MOTION BY COUNCILMEMBER _____ SECOND BY COUNCILMEMBER _____

A resolution finding that the proposed Carver County Southwest Regional Trail Master Plan Chaska to Victoria Trail and the Minnesota River Bluffs Regional Trail alignment is consistent with the Chaska Comprehensive Plan/ Res. 2020-66

WHEREAS, Carver County has revised the Southwest Regional Trail Master Plan which was originally created in 2006. This plan envisioned a trail which connected the communities of Chaska and Victoria as well as the North and South Light Rail Transit Lines; and

WHEREAS, the purpose of the revision is to update the regional trail alignments to be consistent with current and proposed development, current and planned trails, ownership of the South LRT Line in Carver County, and to update the trail segments identified as the Southwest Regional Trail and Minnesota River Bluffs Regional Trail; and

WHEREAS, the City's Trails Plan is intended to provide City Council, Commissions, City Staff, and developers with detailed, quantifiable standards and guidelines for achieving a unified trail system, which will serve both destination and leisure-oriented users, and which will help foster an enhanced sense of community; and

WHEREAS the Comprehensive Plan includes policy statements that prioritize the implantation of its trail system, which includes a regional trail from Chaska to Victoria thereby connecting Carver Park to the Minnesota Valley State Trail and completing a loop trail system connecting Hopkins, Victoria, and Chaska; and

WHEREAS, On September 13th, 2022, the Parks Commission reviewed this request and recommended that the proposed regional trail alignments from Chaska to Victoria and the Minnesota River Bluffs from Chaska to Chanhassen is consistent with Chaska's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Chaska, Minnesota, hereby finds that the proposed Carver County Southwest Regional Trail Master Plan Chaska to Victoria and the MN River Bluffs Regional Trail alignment is consistent with Chaska's Comprehensive Plan.

MOTION BY _____

SECOND BY COUNCILMEMBER _____

Passed and adopted by the City Council of the City of Chaska, Minnesota, this ____ day of _____, 2022.

Mark Windschitl, Mayor

Attest: _____
Chaska Deputy Clerk



CARVER COUNTY SOUTHWEST REGIONAL TRAIL

VICTORIA TO CHASKA

JULY 2022

Original 2006 Prepared By:
Brauer & Associates, Ltd.
2021 Amendment Prepared By: WSB

Prepared for:
Carver County Parks

WSB PROJECT NO. 12391-00





TABLE OF CONTENTS

Section I: Planning Context /Background	5
Project Scope.....	6
Project History.....	7
Connection to Parks and Natural Areas	9
Section II: Project Vision	13
Overview	13
Project Vision	14
Carver County 2040 Plan	15
Community Trail Values	16
Section III : Equity Analysis.....	19
Overview	19
Trail Demand Forecasts	20
Demographic Context	24
Public Engagement Process.....	25
Public Influence	29
Partner Engagement.....	30
Section IV: Natural Resources	
Stewardship Plan.....	31
Overview	31
Consistency With Other Natural Resource	
Stewardship Plans.....	33
Ecological Protection Strategy	34
Section V: Trail Development Master Plans	37
Overview	37
Trail Design.....	38
Trailhead and Support Facilities	42
Land Use and Conflicts.....	43
Overview of the SWRT Master Plan	44
Overview of the MRBRT Master Plan	56
Section VI: Implementation and	
Management Plan	63
Overview	63
Acquisition Plan	64
Development Cost Considerations	67
Implementation Strategy And Priorities.....	69
Management and Operations	70
Public Involvement in Implementing	
the Master Plan	73

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Section I:

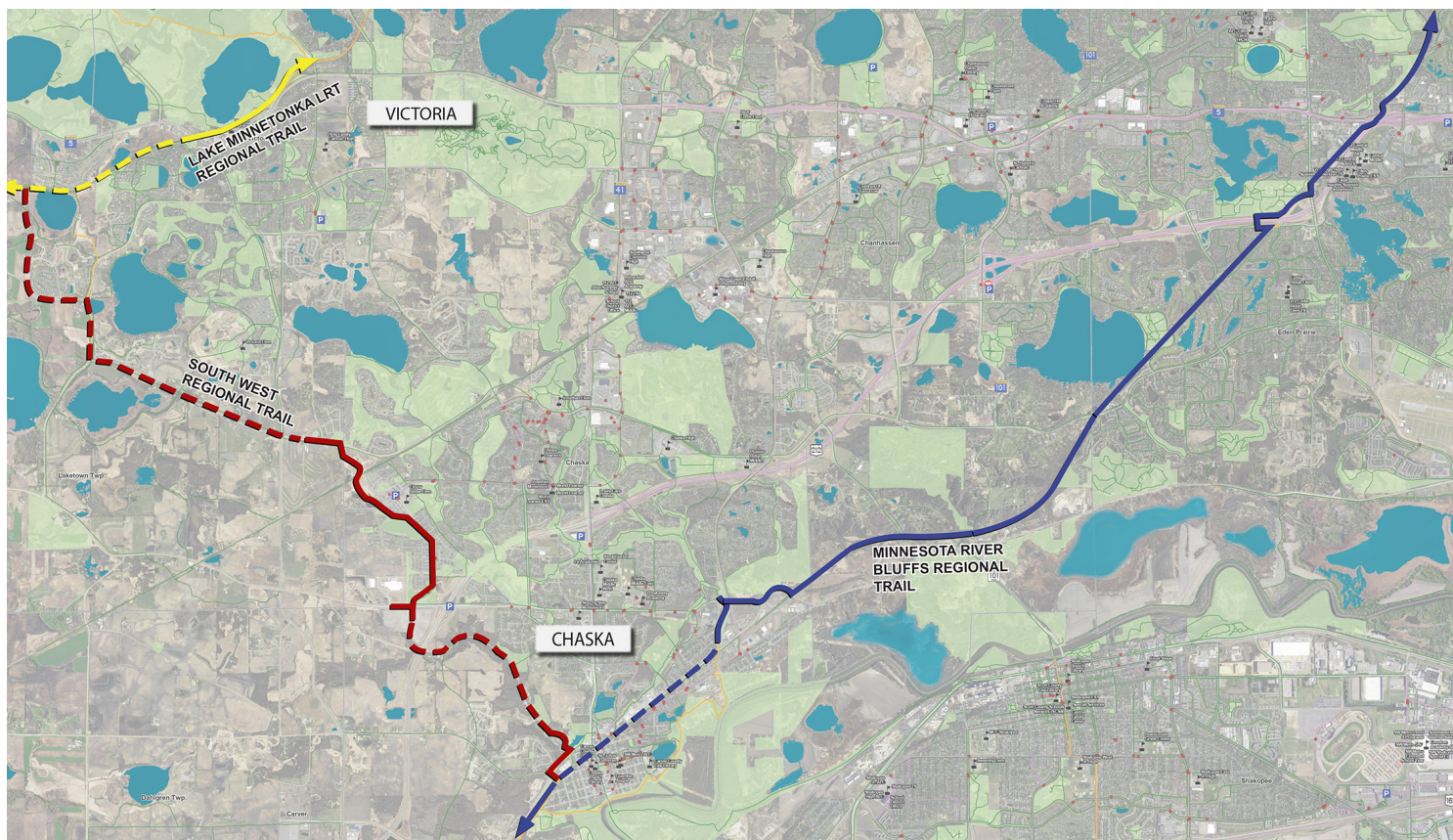
Planning Context / Background

Project Scope

The Southwest Regional Trail (SWRT) Master Plan Amendment identifies a crucial linking trail connecting the Lake Minnetonka LRT Regional Trail to the Minnesota River Bluffs Regional Trail (MRBRT) between the cities of Victoria and Chaska. This is a plan amendment that includes proposed realignments and reclassification of trail segments for both the SWRT and MRBRT.

The following map illustrates the general locations of the existing and proposed trail systems.

STUDY AREA MAP AND OVERVIEW



AS THE MAP ILLUSTRATES, THE PROPOSED TRAIL ROUTE DEFINED UNDER THIS MASTER PLAN WOULD MAKE THE CONNECTION BETWEEN TWO REGIONAL TRAIL ROUTES.



Project History

In 2006 Carver County prepared the Southwest Regional Trail Master Plan identifying a trail that would link the north and south branches of the Southwest LRT trail segments together between Victoria and Chaska. The Southwest Regional Trail would connect to the Lake Minnetonka LRT Regional Trail (LMRT) to the north and the Minnesota River Bluffs LRT Regional Trail (MRBRT) to the south.

In 2016, Carver County submitted an amended Southwest Regional Trail Master Plan document to illustrate the extension of the southern trail parameters of the Southwest Regional Trail (SWRT) by Chaska to end at Bluff Creek Drive where it would connect with the MRBRT. This added section of trail aligned on an abandoned railroad corridor previously owned by the Hennepin County Regional Rail Authority (HCRRA) for light rail transportation, with a permit granted to Carver County for this one mile section of trail, and is currently paved with bituminous surfacing. The remainder of the trail extending northeast to Pioneer Trail along the abandoned railroad corridor remained the Minnesota

River Bluffs LRT Regional Trail, with a permit granted to Three Rivers Park District from the Hennepin County Regional Rail Authority (HCRRA) for this approximate two mile section of trail.

The segment of the MRBRT from County Road 61 to Pioneer trail consists of one mile paved surface and two miles of aggregate. The MRBRT extends along the Minnesota River Valley bluff adjacent to the Minnesota DNR Scientific and Natural Area of the Seminary Fen (NSA) through natural settings, including woodlands and scenic vistas located along the trail corridor.

The MRBRT extends through Chanhassen, Eden Prairie and Hopkins. A portion of this trail was destroyed by landslides in 2014 which remained closed between Eden Prairie and Hwy 101 with detours provided until the trail reconstruction project was completed in 2021.

In 2018, Carver County submitted an Acquisition Amendment Plan to identify the lands owned by the HCRRA to be acquired by Carver County, as the HCRRA wanted to divest itself of the former railroad corridor.

PROJECT HISTORY AT-A-GLANCE

2006	2016	2018	2021
Southwest Regional Trail Master Plan is prepared	Carver County amended 2006 Master Plan, former HCRRA land is acquired	Carver County submitted an Acquisition Amendment Plan for MRBRT	New SWRT Master Plan Amendment replaces all previous documents



in Carver County. The HCRRA and Carver County entered into an agreement to work together to secure funding and fix the slope failure. Upon completing the slope failure repair, the property was deeded to Carver County for the purpose of trail and natural resource preservation and stewardship.

The properties purchased by Carver County start from approximately County Road 61 in Chaska and extend to the eastern county line near Pioneer Trail in Eden Prairie. This acquisition resulted in approximately 90 acres of land and 3 miles of trail located within the corridor. The segment of the SWRT between Bluff Creek Drive and County Road 61 was further reclassified to be an extension of the Minnesota River Bluffs LRT Regional Trail and designated as a recreational destination trail.

The 2021 Southwest Regional Trail Master Plan Amendment replaces all of the previous Southwest Regional Trail master plans and amendments.

RATIONALE FOR THE REGIONAL TRAIL CORRIDOR

The primary rationale for developing the Southwest Regional Trail corridor remains consistent with previous goals to:

1) link the Minnesota River Bluffs LRT Regional Trail with the Lake Minnetonka LRT Regional Trail, and

2) tie together numerous federal, state, regional, and local parks, natural areas, and trails into a cohesive, interlinked system.

In recent years, increasing development pressures in Carver County also heightened the importance of establishing this trail corridor while there is still an opportunity to consider alternative alignments ahead of ongoing development. Some of the previous proposed SWRT alignments have had to be reconsidered due to lost opportunities as developments took place inconsistent with previous goals and identified trail routes.

It is imperative that the SWRT link be developed appropriately to create a large loop trail system of a high quality meeting regional design standards.

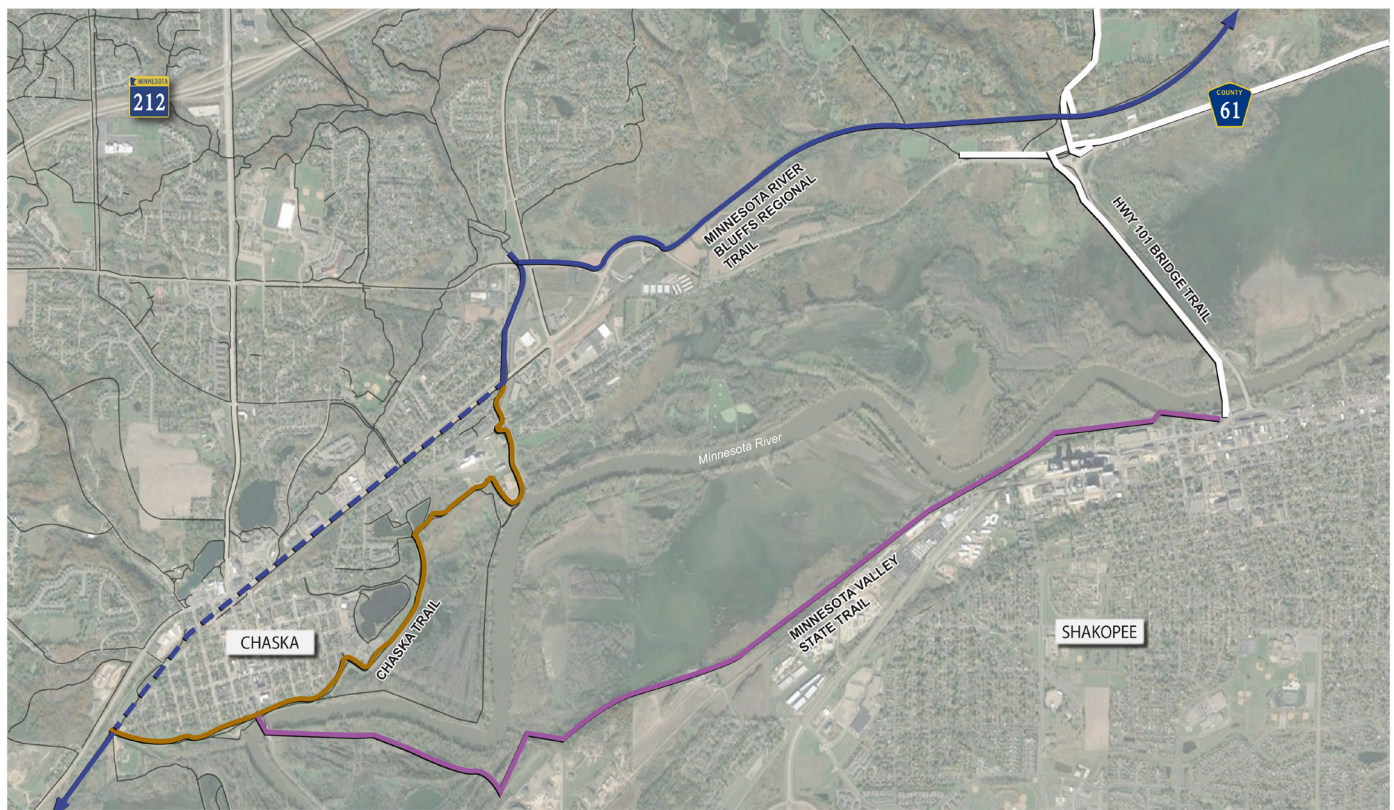


Connection to Parks and Natural Areas

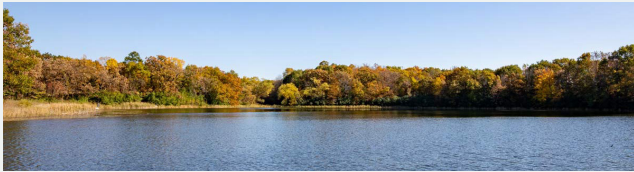
Connecting people to parks, natural areas and other primary destinations within the study area is one of the fundamental reasons of regional trail systems, with loop systems highly valued by trail users.

The Southwest Regional Trail (SWRT) will link together the Minnesota River Bluffs LRT Regional Trail (MRBRT) and the Lake Minnetonka LRT Regional Trail (LMRT), thereby creating a large loop trail system providing access to numerous types of natural settings, recreation and destination areas.

The MRBRT also has a trail connection to the Highway 101 pedestrian trail that extends into Shakopee for access to the Minnesota Valley State Trail located on the south side of the Minnesota River, creating a loop that links back into downtown Chaska along CSAH 41.



The following considers some of the key parks that the SWRT will link together through its connection between the MRBRT and the LMRT, thereby creating a large loop trail system providing access to numerous types of natural settings, recreation and destination areas.



CARVER PARK RESERVE

Located on the western edge of the Twin Cities, Carver Park Reserve supports a large wildlife population of trumpeter swans, osprey, mink, white-tailed deer, barred owls and numerous waterfowl and songbirds. The park offers rolling wooded terrain and interconnected lakes and marshes and features miles of trails that wind around the nature center, historic Grimm Farm and the King Waterbird Sanctuary. The park trails provide a valuable link to the Lake Minnetonka LRT Regional Trail.

The park reserve is also home to the Lowry Nature Center, the first public environmental education center of its kind in the state that provides nature-oriented programming for school children, adults and families. A 1,700-foot boardwalk winds through marsh and tamarack swamps, while wood-chipped trails through woods allow visitors to observe wildlife. The park also offers boating, angling, archery, and camping opportunities.



BRYANT LAKE REGIONAL PARK

Located on Bryant Lake in Eden Prairie, this 170 acre park is nestled among rolling hills, woodlands, wetlands and grasslands offering habitat for deer, waterfowl and a variety of songbirds.

The sand-bottomed Bryant Lake is ideal for swimming, boating and fishing. An enclosed pavilion, available for group reservations from early May through the end of September, is in close proximity to the creative play area, fishing pier and other park amenities.



LAKE MINNEWASHTA REGIONAL PARK

Lake Minnewashta Regional Park is a 340 acre park located on the eastern shores of Lake Minnewashta. Facilities completed to date include a swimming beach, bathhouse, reservable picnic shelters, volleyball courts, creative playground, concessions, fishing piers, off-leash dog park, and year-round trails. A boat access within the park accommodates 48 vehicles with boat trailers.

Approximately five miles of trails meander along the edge of Lake Minnewashta and through forested and prairie areas. In the winter, separate trails are groomed for skiing and walking. Although the park is not directly connected to the Southwest Regional Trail, it is accessible from the regional trail via local trail systems.



LOCAL PARKS

Local parks either located directly along these regional trail systems, or linked by local trails, are also primary destinations for a variety of active and passive recreational opportunities. Some examples include:

- Fireman's Park in Chaska
- Riley Lake Park in Eden Prairie
- Miller Park in Eden Prairie

Natural Areas

The trail systems will link people to significant natural resource areas, such as the Seminary Fen Scientific and Natural Area (SNA) located along the MRBRT. The Seminary Fen is a rare natural feature that is home to a number of unique and protected plant species. Including this area in the regional trail alignment increases opportunities for users to connect to the unique natural features.

The trails also provide access to various locations of the Minnesota Valley State Recreation Area and Minnesota Valley National Wildlife Refuge (NWR). The comprehensive plan for the NWR includes provisions for refuge uses, natural vegetation and habitat protection and environmental education.

As noted previously, the regional trails will also connect with the local Chaska levee trail that traverses along the southern edge of downtown Chaska along the Minnesota River levee where it connects to the MRBRT at both ends allowing pedestrian access to the natural ecological systems along the Minnesota River in several locations.



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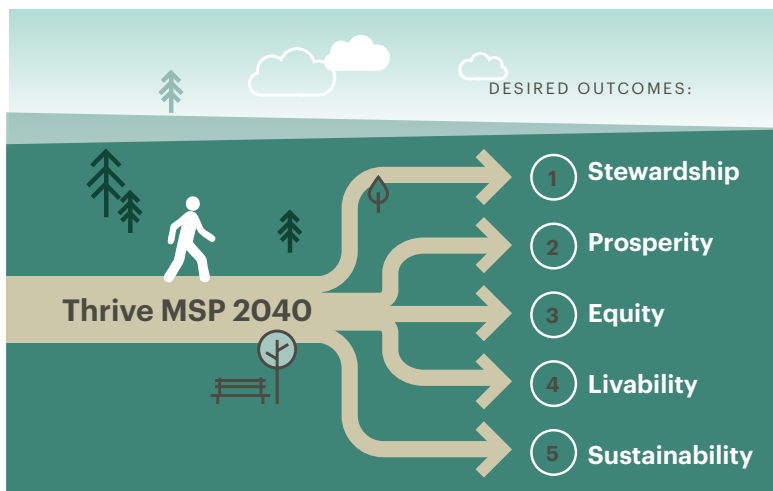
Section II:

Project Vision



Project Vision

The Metropolitan Council's comprehensive plan, Thrive MSP 2040, adopted in 2014, establishes a shared regional vision for the park and trail systems that outlines the five desired outcomes.



SOURCE: METROPOLITAN COUNCIL THRIVE MSP 2040

The vision for the SWRT master plan is to establish a regional trail that offers high recreational value, which is defined as being:

- Visually appealing (i.e., provide scenic values) by taking advantage of scenic areas where encountered
- Contiguous, with limited interruptions and impediments to travel
- Of an acceptable grade suitable for all levels of ability
- Safe to use for a family or those with limited skills

By creating this connection between the two trails, the overall recreational value of the SWRT will be considerably enhanced to better serve residents of the area by creating a loop system and would support the desired outcomes of the Thrive MSP 2040 vision.



Carver County 2040 Plan

The SWRT meets the vision, values and goals as identified in the Carver County 2040 Parks, Open Space & Trails Plan, as follows:

- Fostering the health and well-being of Carver County, its residents and businesses by providing a balanced network of parks, recreational lands, and conserved open space sufficient to meet present and future needs
- Preserving the geographical characteristics and environmental/high value natural resource areas for historic, cultural, and educational purposes
- Providing areas of diverse natural resources as settings for outdoor recreational activities consistent with regional standards
- Preserving cultural resources for their intrinsic and historical values
- Providing residents with facilities to support a variety of enjoyable recreational activities located in a physically attractive setting
- Ensuring that recreational opportunities are affordable and accessible (by various modes of transportation) to all citizens.
- Fostering a fully integrated and seamless system of regional, local, state, and federal parks, trails, and conservation lands

VISION STATEMENT

"Where the future embraces the past in keeping Carver County a great place to live, work, and play for a lifetime."



Community Trail Values

The community value statement defines the benefits that the regional trail would bring to a regional constituency relative to any potential impacts – ranging from safety and crime to property values and loss of privacy. In this context, regional constituency refers to those residing in or traveling to the area for recreational pursuits.

Taken as a whole, the community value statement defines whether or not the perceived benefits of the trail outweigh perceived impacts to justify its development. The following summarizes these findings.

COMMUNITY VALUES FROM TRAILS

VARIABLE	DISCUSSION
DEMAND AND USE OF TRAILS	From a regional perspective, trails are the highest ranked recreational activity. Survey results conclude: - Hiking and walking rank the #1 activity for regional park and trail users followed by bicycling, then jogging and running, indicating trails as the highest demand for recreation. - A high percentage of regional park and trail users have used the park and trail previously with Carver County noted as having more frequent usage. - Carver County regional trail users surveyed indicated little to no concerns regarding safety on trails. - Summer 2019 visitors to the Regional Park & Trail System included an estimated 12,000 scooter-riders and 387,000 cyclists. - The regional system includes almost 400 miles of trails, with annual trail use reaching over 15 million visits. - Annual use estimates for Carver County between 2015 and 2019 went from approximately 690,000 to 790,000 SOURCE: METROPOLITAN COUNCIL REGIONAL PARKS SYSTEM VISITOR STUDY, NOVEMBER 2016 AND METROPOLITAN COUNCIL – RESEARCH ON THE TWIN CITIES REGIONAL PARKS & TRAILS 2020.
LONGER-TERM TRENDS	A ten-year forecast of Minnesota adult outdoor recreation participation was completed by the MNDNR in 2004. With respect to trails, annually participation in walking and hiking outdoors is projected to remain very stable and highest among all outdoor recreational activities. Based on the study, the current 54% rate of actual participation is expected to remain at about that same level out to 2014, the end of the forecast. This is substantially higher than any other outdoor recreational pursuit listed in the study.

CARVER COUNTY 2040 COMPREHENSIVE PLAN - GOAL POST 3

To provide residents with a high quality and interconnected trail and bikeway system for recreation, fitness, and transportation and as a means to tie parks and open spaces together with local communities.

VARIABLE	DISCUSSION
IMPACT OF TRAILS ON ADJACENT PROPERTIES	The following summarizes the results of a survey related to a new trail retrofitted into an area: - Usage – 75% of adjacent property owners use the trail (many of which were against the trail being developed). - Problems – over 95% of the adjacent property owners reported no problems with the trail (such as loitering, litter, and trespassing). - Economic impacts – vast majority reported that they believed that the trail would have no negative impact on their property values, with many believing that it could even increase values. - Values – 75% say living near the trail offers distinct advantages, such as ease of access, convenience, exercise, and so forth. SOURCE: LAKE WOBEGON REGIONAL TRAIL, STEARNS COUNTY.
POLICING AND CRIME	Review of policing issues associated with trails within Washington and Ramsey County yields the following: - Incidents of crime associated with trails is so low that local police do not keep track of it separately. - The contention that trail users routinely commit crimes to adjacent properties is not supported by crime statistics and evidence. - Biggest area of concern with crime is at parking lots, where occasionally theft from the cars of trail users occurs (Note: Theft from cars in parking lots is not unique to trails, but occurs at parks, shopping centers, and other areas where the opportunity for a quick getaway exists). SOURCE: WASHINGTON AND RAMSEY COUNTY SHERIFFS DEPARTMENT.
SAFETY OF DEVELOPED TRAILS	Discussions with local cities that have retrofitted trails into similar settings yields the following with respect to safety for the trail user: - Actual and perceived pedestrian safety is improved when off-street trails are added along busy roads simply because people are no longer walking along the shoulder of the road where traffic speeds can be up to 55 MPH and shoulder widths are often very narrow. - The incidence of conflict between pedestrians and vehicles at driveway crossings has not been found to be a major issue, with few reported occurrences of accidents (Note, however, that both the driver and the trail user have a responsibility to watch out for each other similar to any crosswalk or sidewalk system common in many cities). - Adhering to accepted design standards and practices for trails, including driveway crossings, is important to maintaining a safe pedestrian environment.

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Section III:

Equity Analysis

Overview

The undertaking of this planning process is based on the presumption that the completion of the Southwest Regional Trail (SWRT) as a primary link between the Lake Minnetonka LRT Regional Trail (LMRT) and Minnesota River Bluffs LRT Regional Trail (MRBRT) is of high regional and local value. To ensure that the perspectives of all interested individuals and stakeholders were considered, Carver County, in partnership with Chaska and Victoria undertook an inclusive public process.

This section defines the findings of that process.





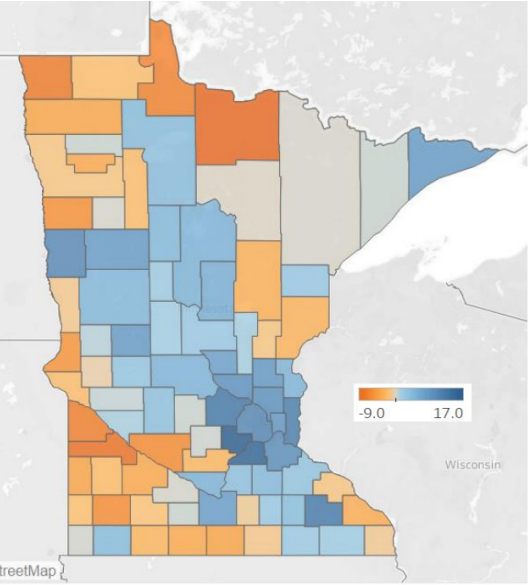
Trail Demand Forecasts

Carver County Demographics / Forecasts

One of the more important trends affecting the region is that the population in the metropolitan area is expected to continue to grow substantially over the next 20 years.

The Carver County 2020 Census showed a population of 108,626 and according to the U.S. Census Bureau was ranked #1 for growth between 2010 and 2020 at an approximate 17.4% increase in population.

CARVER COUNTY POPULATION CHANGE (SOURCE: MINNESOTA STATE DEMOGRAPHIC CENTER; U.S. CENSUS)



Percent Change, Total Population, 2010-2020

Largest Gains (Percentage)

Rank	County	Numeric change	Percentage Change
1	Carver	15,880	17.4%
2	Scott	21,000	16.2%
3	Wright	16,637	13.3%
4	Olmsted	18,599	12.9%
5	Washington	29,432	12.4%

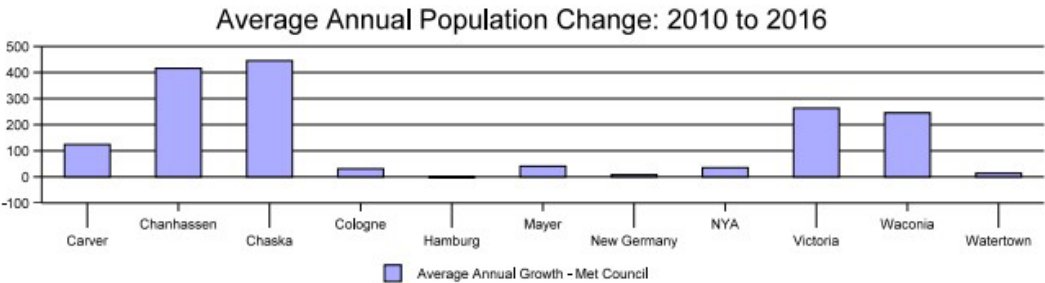
Largest Losses (Percentage)

82	Renville	(1,007)	-6.4%
83	Lake of the Woods	(282)	-7.0%
84	Lac qui Parle	(540)	-7.4%
85	Kittson	(345)	-7.6%
86	Yellow Medicine	(910)	-8.7%
87	Koochiching	(1,249)	-9.4%

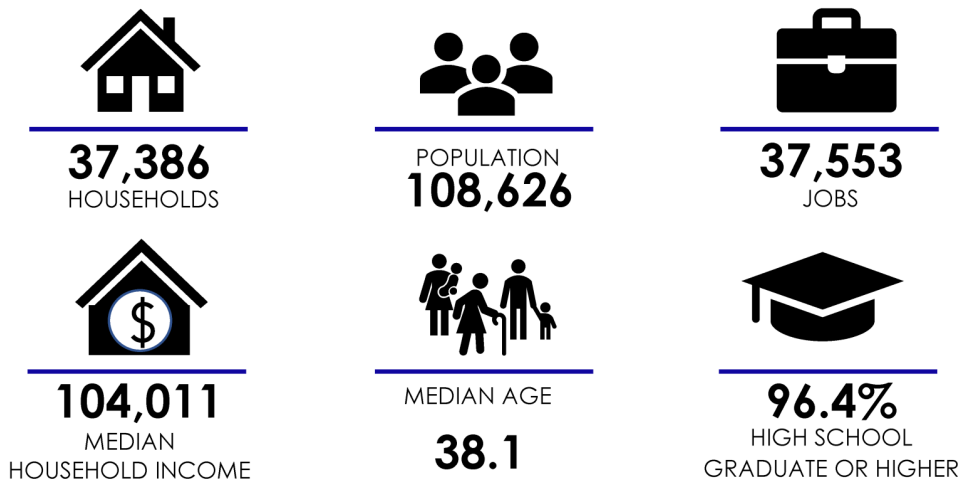
Source: U.S. Census Bureau, 2010 and 2020 Censuses

CITIES IN CARVER COUNTY (SOURCE: U.S. CENSUS; METROPOLITAN COUNCIL; ESRI)

The following table from the Metropolitan Council and identified by Carver County shows Victoria, Chaska and Chanhassen as the fastest growing cities in Carver County between 2010 and 2016.

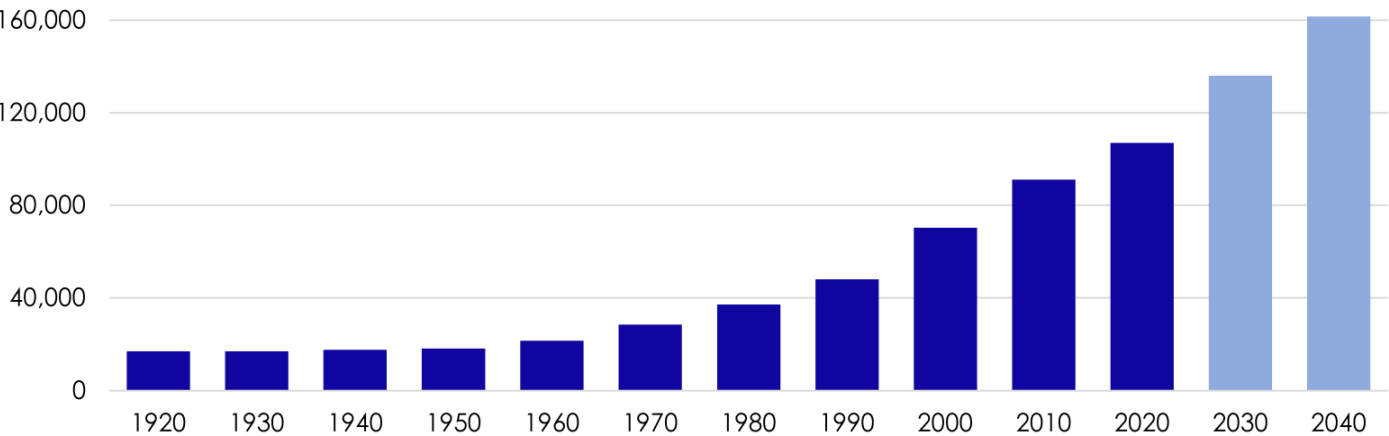


The following snapshot identifies some current Carver County demographics.



Population forecasts produced by the Metropolitan Council anticipate over 160,000 individuals living in the county by 2040, and the following table indicates.

**CARVER COUNTY 2040 FORECASTS:
POPULATION AND HOUSEHOLD**



Demographic changes from the 2010 to 2020 census indicate that minority percentages have increased during the 10-year span for some populations. African American races went from 1.2% of the population to 2.1%; Hispanic/Latino races went from 3.9% to 5.0% and Asian went from 2.7% to 3.4% while whites fell from 92.8% to 86.5% showing a general increase in diversity.

Undoubtedly, this population growth trend will increase pressure for developing regional trails to service an expanding population with a wide range of outdoor recreation pursuits, transportation needs and service expectations.

Trails for walking, biking and hiking remain primary sought-out recreational activities that attract users to the regional system and contribute to overall health. Their popularity is also related to their scenic quality, overall condition and availability/accessibility. The SWRT will “connect people to the outdoors” by providing vital connections between the LMRT and MRBRT through numerous communities and populations.

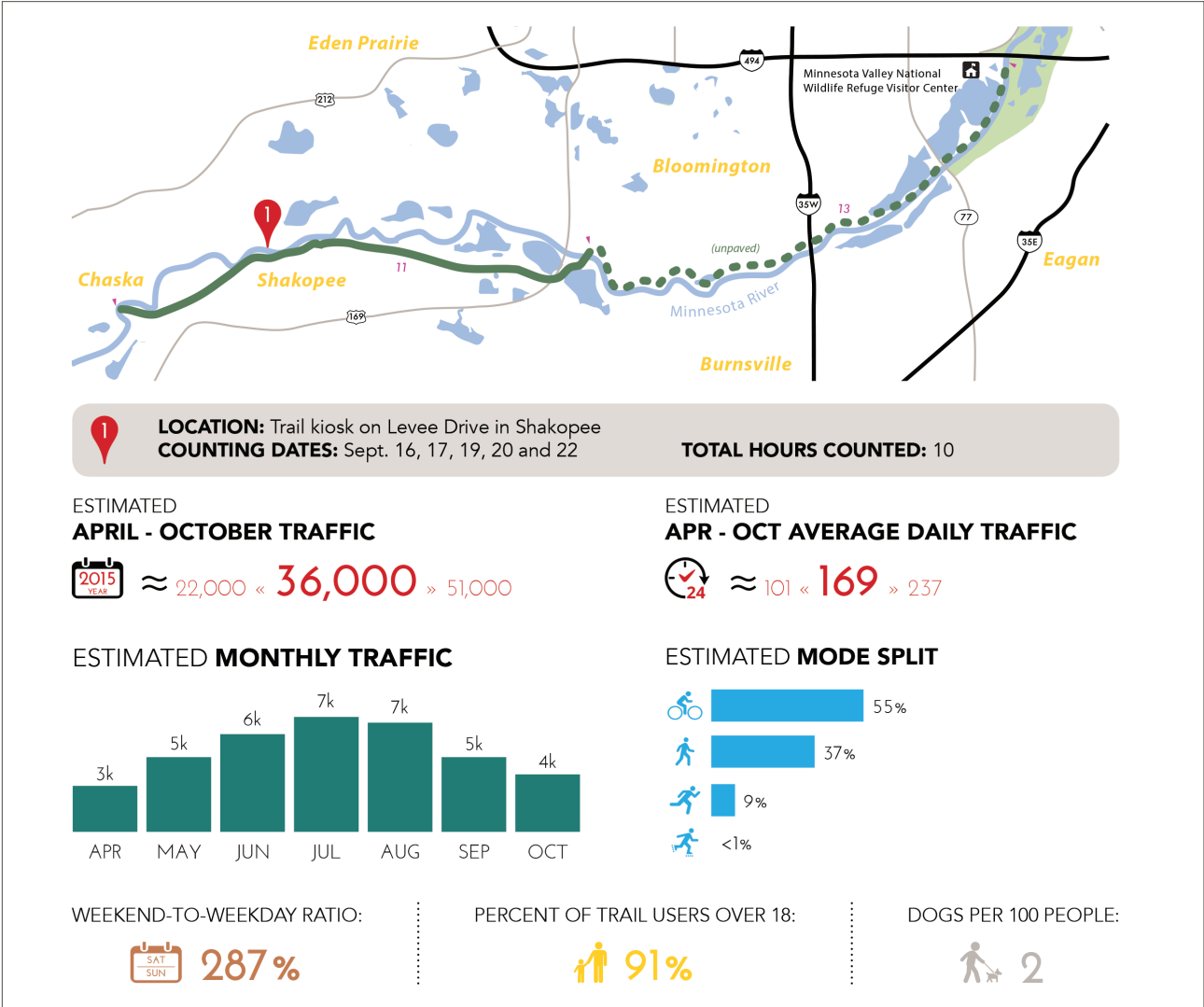
Trail Use Demands

The SWRT currently connects with the MRBRT that runs between Hopkins and Carver, connecting several communities in the southwestern portion of the metro region. The temporary closure of a primary section of the MRBRT between Eden Prairie and Chaska likely affected the trails use over the past six years with many finding alternative routes to avoid the trail detours though the Three Rivers Park District estimates it receives about 250,000 annual visits. The community input gathered during the engagement process indicated a strong demand for correcting the damaged trail segment in order to fully reopen the MRBRT, as this was a highly desirable route, which has just recently been reopened.

The Lake Minnetonka LRT Regional Trail (LMRT) is a popular 27-mile trail that connects numerous communities from Hopkins to Victoria with scenic settings and numerous destinations. Three Rivers Park District estimated 471,000 annual visits to the LMRT.

The following information shows a survey related to trail use on the Minnesota Valley State Trail, taken from the levee trail in Chaska that connects to the MRBRT. The Minnesota Valley State Trail has both paved and unpaved sections with seasonal flooding issues, yet still had considerable user counts showing the draw of trails in this region which will likely increase with the completion of the SWRT that will allow for expanded trail route options.

MAP OF COUNTING LOCATIONS



SOURCE: 2015 STATE TRAIL USER COUNT BY THE PARKS & TRAILS COUNCIL OF MINNESOTA



EXPECTED USE

The first Southwest Regional Trail user count completed in 2014 estimated 64,200 users on the completed sections of the trail. Annual trail counts published by the Metropolitan Council showed use on the Minnesota River Bluffs Regional Trail consistently increased from 109,000 users in 2012 to 146,500 users in 2014 with the Three Rivers Park District estimating it currently receives about 250,000 annual visits.

The recent improvements to the MRBRT segments and additional trail expansions in this area which includes a new pedestrian bridge over Highway 101 and connections to the Hwy 101 and County Road 61 trails have increased overall awareness in the trail system that will continue to attract new trail users now that the trail is completely open. The completion of the SWRT would likely be heavily used as it links together two highly popular regional trails and provides greater connectivity across several communities that are seeing dramatic population growth, both for recreation as well as transportation. As previously stated, Carver County is currently ranked first in population growth which is expected to continue with projections indicating an overall 71.1% growth from 2010 to 2040. In turn, the growth in population is expected to increase usage of the local and regional trail systems further and identifying a need for the SWRT linking trail.



Demographic Context

As part of the equity analysis, the following provides the existing demographic context for the individual trail corridors at an approximate 1-mile boundary to the existing or proposed trail as indicated on the Met Council's Equity Tool.

Southwest Regional Trail Corridor

The SWRT corridor extends across numerous types of existing land uses with varying demographics. The SWRT will link together the communities of Victoria to Chaska with direct connections to the LMRT and MRBRT and access to parks and natural resource areas, business centers, and food services.

VICTORIA TO PIONEER TRAIL

- 20-30% under the age of 15; mainly around 22%
- Primarily white
- 5% with an ambulatory disability generally on the eastern side of the trail corridor
- 1% without a vehicle
- Primarily within an income range of \$136,000-\$163,000 with some locations along the eastern side of Lake Bavaria in the \$227,00 range

PIONEER TRAIL TO CHASKA

- 30-40% under the age of 15 from Pioneer Trail to Chaska Blvd; downtown Chaska consists of 10-20% with 20-30% around periphery of Chaska
- 2-10% Hispanic; 4% Black; 5% Asian
- 5% with an ambulatory disability generally east of the trail corridor
- 1% without a vehicle
- Primarily within an income range of \$118,400-\$222,276

Minnesota River Bluffs Regional Trail Corridor

The MRBRT demographics include the corridor from Chaska to the border of Hennepin County adjacent to Eden Prairie. The MRBRT has scenic views and surroundings and provides access to parks and natural resource areas, business centers, and food services. It also has the most at-risk populations for being underserved within the community of Chaska.

CHASKA TO ENGLER BLVD

- 30% under the age of 15 north of Chaska Blvd; 18-26% south of Chaska Blvd
- 31% Hispanic; up to 13% Black in select areas; 3% Asian
- 4% with an ambulatory disability
- 23% without a vehicle (highest area)
- Generally within an income range of \$56,000-\$70,000

ENGLER BLVD TO EDEN PRAIRIE

- Primarily near 26% under the age of 15
- 2% Hispanic in ; 0% Black; 15% Asian
- 3% with an ambulatory disability
- 3% without a vehicle
- Generally within an income range of \$171,800-\$175,000

Public Engagement Process

PREVIOUS ENGAGEMENT EFFORTS

Making the connection between the Minnetonka LRT Regional Trail (LMRT) and the Minnesota River Bluffs LRT Regional Trail (MRBRT) has been considered to be desirable by the cities of Chaska and Victoria for many years. To ensure public access to the planning process, a number of opportunities for public input were provided in various locations as part of previous planning efforts.

Engagement efforts conducted during previous planning studies for the SWRT included the following:

- Victoria Park Commission Meeting May 5, 2005
- Chaska Planning Commission May 11, 2005
- Victoria Planning Commission May 17, 2005
- Chaska City Council May 16th, 2005 – resolution adopted
- Carver County Park Commission June 8th, 2005
- Victoria City Council August 11, 2005
- Victoria City Council October 13th, 2005 – resolution adopted

Public comments and findings from these meetings were consistent with the regional trends and the community value statement previously defined in this section. With the approval of the resolutions in support of the trail connection, the cities of Chaska and Victoria formally adopted the proposed regional trail master plan.

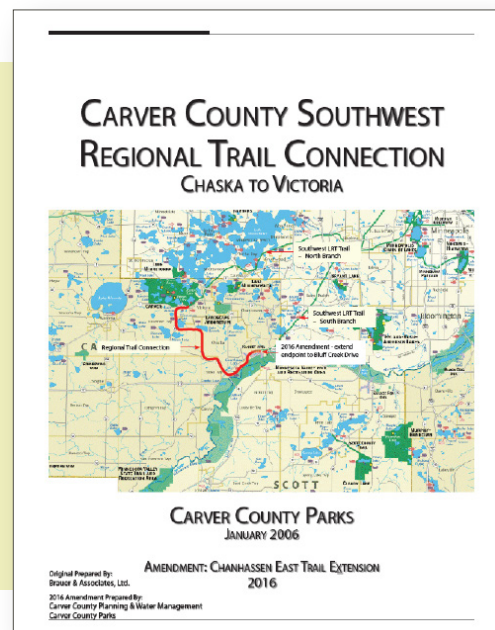
The master plan was publicly reviewed approved and adopted by the Carver County Park Commission and Carver County Board of Commissioners in January and February of 2006.

The 2016 amendment was considered a minor adjustment and followed an administrative process because it added a trail segment located within a decommissioned railbed in Chanhassen that already operated as a trail at the time of the amendment.

A number of amendment reviews were completed prior to adoption by the County Board with a resolution of support obtained from the City of Chanhassen. Upon successful review by the Metropolitan Council, the Carver County Board adopted the amendment to the Southwest Regional Trail Master Plan.

The following details the public meeting process for the 2016 Amendment:

- Carver County Park Commission May 11, 2016
- Chanhassen Park Commission May 24, 2016
- Chanhassen City Council June 13, 2016 - resolution adopted
- Carver County Board June 21, 2016 - final approval



CURRENT ENGAGEMENT EFFORTS

The current planning project included a public awareness process for both the SWRT and the MRBRT trail corridors.

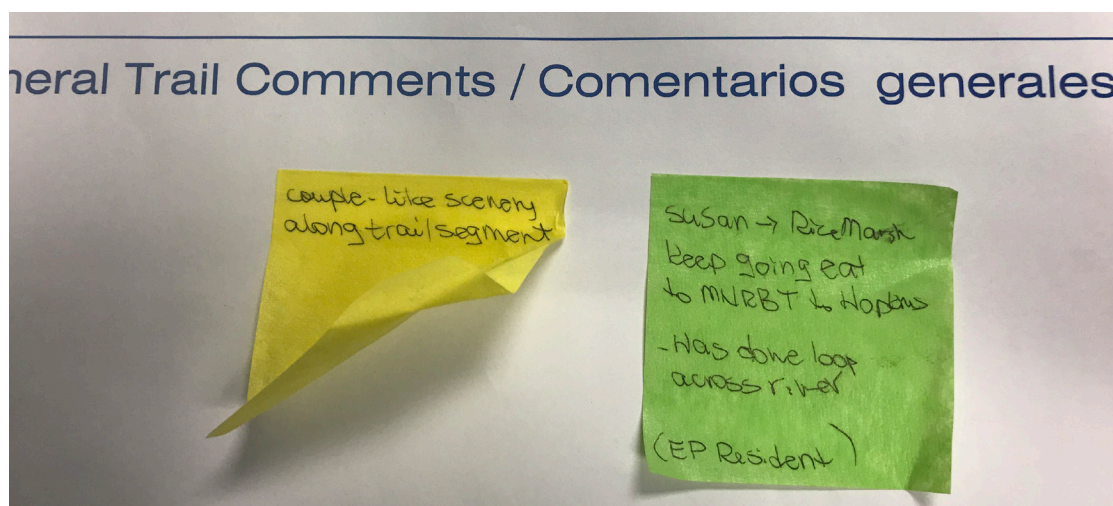
The public awareness project was meant to inform the public about the upcoming land acquisitions in the rail corridor necessary for the MRBRT, reconstruction efforts of the MRBRT, an overview of the local and regional trail systems and access points, and illustrations of the regional trail system to show trail connectivity for both recreational and transportation purposes to promote trail use.

Scope: Carver County included the majority of the engagement efforts in Chaska due to the propensity of underserved populations with an additional event in Chanhassen. Most events were conducted as a pop-up engagement efforts to engage with people where they were already seeking out an activity or recreation. Carver County conducted several press releases throughout the planning project with some direct contact for specific stakeholders, such as the Liga Latina Baseball League and with help from the Carver County HHS, reached out to the Riverview Terrace community to help encourage engagement.

Context: Existing demographics indicate the primary locations for underserved populations exist within the community of Chaska where there are higher Hispanic populations, a higher percentage of lower income families, and a higher percentage of populations who may not own a vehicle.

The following are awareness and engagement efforts used as part of the public awareness project that outlines the engagement location, type of activity and public participation:

- **Engagement #1:** Advertised park engagement at Lake Susan Park in Chanhassen for two hours on Sunday, August 19, 2018 to catch weekend park users, such as those utilizing the lake, trails, playground, tennis courts, basketball court, and ballfield anticipating a Liga Latina Baseball League scheduled game during the visit. A language interpreter was included along with engagement boards that had both English and Spanish languages. Additional engagement initiatives provided by the Carver County recreation staff were included at the event to attract more use (slackline). Less than 10 people, mainly consisting of white adults and a couple of children, provided input. The baseball game did not take place resulting in fewer park attendees. Those that provided input were very familiar with the existing local and regional trail systems and offered good insights. Some liked the MRBRT for its scenery and ride it into Hopkins and have done the loop across the river into Shakopee.



- **Engagement #2:** Advertised park engagement at Firemen's Park in Chaska scheduled for two hours on Sunday, August 19, 2018 to catch weekend park users, which included a broad range of demographics related to the beach, playground, splash pad, curling club, restaurant and pub, lawn area, trails/boardwalk, and those just taking in the scenic setting. A language interpreter was included along with engagement boards that had both English and Spanish languages. Additional engagement initiatives provided by the Carver County recreation staff were included at the event to attract more use (log rolling in the lake). This engagement effort resulted in good attendance and participation by a more diverse group of users in terms of age, ethnicity and familiarity of the trail system. The interpreter engaged with several adult Hispanic couples who provided input. Youth at the beach consisted of white, Hispanic and black, all that were able to participate in English. Many users were familiar with the levee trail and some kids used the trail that connects Chaska to Carver. The majority of the users were not familiar with the proposed SWRT route and there was a higher amount of younger users who were not as familiar with the existing MRBRT route or methods to access it.



- **Engagement #3:** Attendance at the 2018 Downtown Chaska Block Party scheduled for several hours on Saturday, September 29, 2018. A booth with games was set up to attract visitors to provide input while partaking in a fun activity with small prize items. The primary demographic was families with younger kids, many from the local community and primarily white with a few Hispanic families. The games and giveaways attracted visitors, though overall attendance was lower due to cooler weather conditions. Many that provided comments were familiar with the levee trail and some indicated an old bridge that once crossed the river. Many in attendance were also very familiar with the MRBRT and were highly anticipating the trail reconstruction efforts so they could use it again. There were also those who used the Jonathon neighborhood trails and mentioned a desire to safely cross the railroad tracks.



Engagement #4: July 29, 2021 event at the Riverview Terrace Manufactured Home Community in Chaska. Carver County, in conjunction with Carver County Health and Human Services (Erika Rivera Kennedy), held a targeted event on-site with food and activities to promote discussion of the trail systems. Erika Rivera Kennedy strongly advocates for ongoing programming that contributes to the overall health of the community and helped to organize, promote and also attended this event, providing language interpretation as necessary. Approximately 15+ attendees provided responses with the majority being of Hispanic/Latino ethnicity. Comments received included a general lack of awareness of the two trail systems. Some indicated concerns for safety along the MRBRT due to lack of visibility and steep areas. Others indicated they like the proposed trail routes and methods to connect to McDonald's, businesses and other destinations and also noted that bike safety programs, maps and social media would increase awareness and trail use.



ENGAGEMENT FINDINGS

- Many of those who provided feedback prior to the 2020 trail reconstruction efforts indicated they had been anxious for the Minnesota River Bluffs Regional Trail section that was damaged to be repaired so they could continue to use this trail segment for recreation and transportation.
- Some highly desire the connection from Chaska to Victoria due to the new businesses and redevelopment in Victoria which is now a destination, and some users specifically seek out the Lake Minnetonka LRT Regional Trail.
- Some youth and a few adults noted they use the trail from Chaska to Carver quite often.
- The Jonathan trails were brought up numerous times as popular local routes, with noted concerns about safety and trail conditions.
- There is a desire for better maps so users feel safer exploring trails without getting lost.
- Many familiar with the Chaska area tend to use the levee trail and asked about the previous bridge crossing by the Courthouse that has since been removed.
- The Minnesota River Valley Trail is used by scouting groups (and regular trail users) but high water years makes it virtually unusable due to flooding conditions.
- It was noted that a safe North-South connection over the railroad tracks is needed on MN Hwy 41 / Chestnut Drive. Trails around McKnight Lake and Lake Jonathan are separated by the tracks with an informal railroad track crossing. McKnight Road once had a bridge over the tracks.
- The Riverview Terrace event resulted in comments that many were not aware of the trail systems within the community. Other comments were made that the natural environment of the MRBRT with wooded conditions, a lack of visibility and some locations with steep embankments made the trail route feel unsafe to them so they tended to use trails in more developed areas.

PANDEMIC EFFECTS ON ENGAGEMENT

There was a gap in engagement efforts from 2020 into 2021 due to difficulties in providing in-person events. Carver County made attempts at working with local educational institutions and providing some on-line awareness, however these proved to be mainly unsuccessful. The completion of the trail improvements to the MRBRT in 2021 and the end of many restrictions allowed for more successful engagement in 2021.

Public Influence

The community engagement findings indicate that the SWRT corridor with connection to the LMRT and MRBRT is justified and would be successful. The SWRT improves connectivity across the varying communities. The community of Chaska has higher percentages of underserved populations that would have improved opportunities to access recreation and food. The trail also improves the ability for neighborhoods with high percentages of kids under the age of 15 to access parks and schools.

Local adoption of the trail plan confirms that the local communities also see considerable value in the trail. By staying within public rights-of-way to the highest degree possible, the proposed trail alignment also poses the least disruption to private property interests while still fulfilling the goals of the project.

The public engagement findings have highlighted the need for improved signage and wayfinding related to the trail system, as well as the importance of continued recreation programs that promote awareness, teach new skills and enhance the sense of community through outreach. Carver County will continue to implement desired programs to meet these identified needs with continued outreach efforts that build upon the successful planning engagement efforts. Carver County will also work on implementation of a more robust wayfinding program for improved awareness and placemaking.

Partner Engagement

Carver County Parks collaborated with the cities of Victoria and Chaska throughout the planning process. Several meetings were held which included some joint meetings with all partners and additional follow-up meetings for confirmation as the planning process was finalized. Discussion topics included:

- **Previous SWRT Route:** The previous routes were reviewed to determine which sections were most feasible to carry forward in the planning process based on land uses, roadway improvements and general construction timing, and which sections would be less feasible due to current land development that excluded trail corridor development. Previous routes through Victoria were found to be less feasible through recent land developments, so new routes were reviewed. The City of Victoria provided further information of the potential expansion of the Lake Minnetonka LRT that may continue further west to Waconia, as well as the consideration of Marsh Lake Road to be a primary County Road that would be modified as it connects into the existing Tellers Road which helped shape the preferred SWRT route identified on the current plans.
- **Proposed SWRT Route Options:** Several new route options were identified with further discussion with each community in terms of proposed land uses, overall trail setting and experience, road development and improvements, and utility infrastructure to determine the most feasible and desirable trail routes. This included review of potential greenway corridors, pedestrian underpasses, and consideration of updated RBTN routes or search corridors. Some initial discussions included a greenway trail along the Chaska Creek from Victoria Drive to Engler Blvd, however the City of Chaska provided further input this would not be desirable because it would bypass the existing SWRT through the Clover Ridge neighborhood. Difficult construction in areas along the Chaska Creek were also identified due to poor soil conditions. Additional discussions included the trail to connect into downtown Victoria along Victoria Drive. This ultimately was not desired due to the narrow ROW, indirect access to the Lake Minnetonka LRT and crossing over Hwy 5 / Arboretum Drive at a very busy intersection.

In addition to the joint discussion meetings, Carver County held meetings to allow units of government the ability to review the plan amendment and provide feedback, as follows:

- Carver County Park Commission: Preliminary review November 10, 2020
- Carver County Board of Commissioners: Approval pending completion of the amendment plan.
- Chaska Parks Commission: Review November 9, 2021
- Victoria City Council: Resolution of support dated January 25, 2021.
- Chaska City Council: Resolution of support dated__.

In general, the feedback from the various Boards, Councils and Commissions was very favorable and in support of the current plan.



Section IV:

Natural Resources Stewardship Plan

Overview

Natural resources stewardship refers to the thoughtful care of ecological systems to preserve or enhance their natural qualities, which are intrinsic to the trail's value as a place of scenery and respite from the built form. Although much of the trail follows existing rights-of-way, there are still numerous natural resources and ecological issues that need to be addressed.

This section provides a framework for stewardship consistent with those of other parks and open spaces managed by Carver County.



Minimizing Disruption to Natural Ecological Systems

Aligning the trail to minimize disruption to natural systems is also a major objective of the regional trail master plan. Along the trail corridor, two primary developmental situations are encountered, each of which require slightly different approaches to trail development. In either case, the objectives regarding natural systems include:

- 1) Minimize disruption to the ecological and scenic qualities of natural vegetation within the corridor.
- 2) Manage stormwater using natural infiltration techniques. The most advantageous way to accomplish this is being flexible on the location of the trail within the right-of-way to respond to existing conditions.

Technical Resources in Support of the Natural Resources Stewardship Plan

The guidelines for natural resource stewardship defined in two publications from the MNDNR are referenced as part of this master plan. The first is *Guidelines for Managing and Restoring Natural Plant Communities Along Trails and Waterways* (2000) and the second is *Trail Planning, Design, and Development Guidelines* (2006). Both of these provide valuable technical information that support the strategies defined in this master plan.

Consistency With Natural Resource Stewardship Plans

Where appropriate and applicable, the development of the trail will be consistent with all natural resource stewardship plans associated with the public properties directly traversed or adjacent to the trail corridor. The most pertinent of these are the provisions in the 2004 Comprehensive Plan for the Minnesota Valley National Wildlife Refuge. The natural resource preservation and protection policies adopted by Carver County pertaining to regional parks under their management authority will also be adhered to as appropriate as the trail is developed. Any related policies by the cities of Chaska and Victoria will be also be given due consideration.

Local Stewardship Opportunities

Carver County promotes numerous cost share programs and stewardship opportunities that encourage volunteers of all ages to aid the County with invasive species removal, water monitoring, an Adopt-A-Water program, and habitat restoration.

Awareness of the stewardship opportunities are located on the Carver County website with some promotion using social media outlets. The Carver County website utilizes varying methods to meet ADA accessibility guidelines.



Ecological Protection Strategy

There are two main aspects to the ecological protection strategy as it relates to the actual development of the trail within the trail corridor. The first is managing stormwater runoff from the trail in an ecologically sustainable manner. The second is aligning the trail to minimize disruption to natural systems. The following considers these in greater detail.

Natural Stormwater Runoff Management

Stormwater runoff is one of the major natural forces to contend with in trail planning, design, and development. Managing runoff in an ecologically sensitive way is fundamental to creating sustainable trails where impacts to adjacent ecological systems are minimal.

Using a natural approach to stormwater management that relies on passive, overland routing of runoff offers a couple of distinct advantages over conventional systems (i.e., storm sewers, engineered ponds, and other built structures), including:

- Introduced contaminants picked up by runoff are removed at the initial stages of water flowage rather than being transported to downstream locations and accumulating in wetland, lake, and river systems. This greatly reduces degradation to water quality and vegetative health in downstream systems.
- Stormwater flow rates and volumes more closely emulate natural conditions. This greatly reduces unnatural fluctuations in water levels in downstream systems (wetlands and lakes) and therefore reduces impacts to the natural condition of water systems and vegetation.

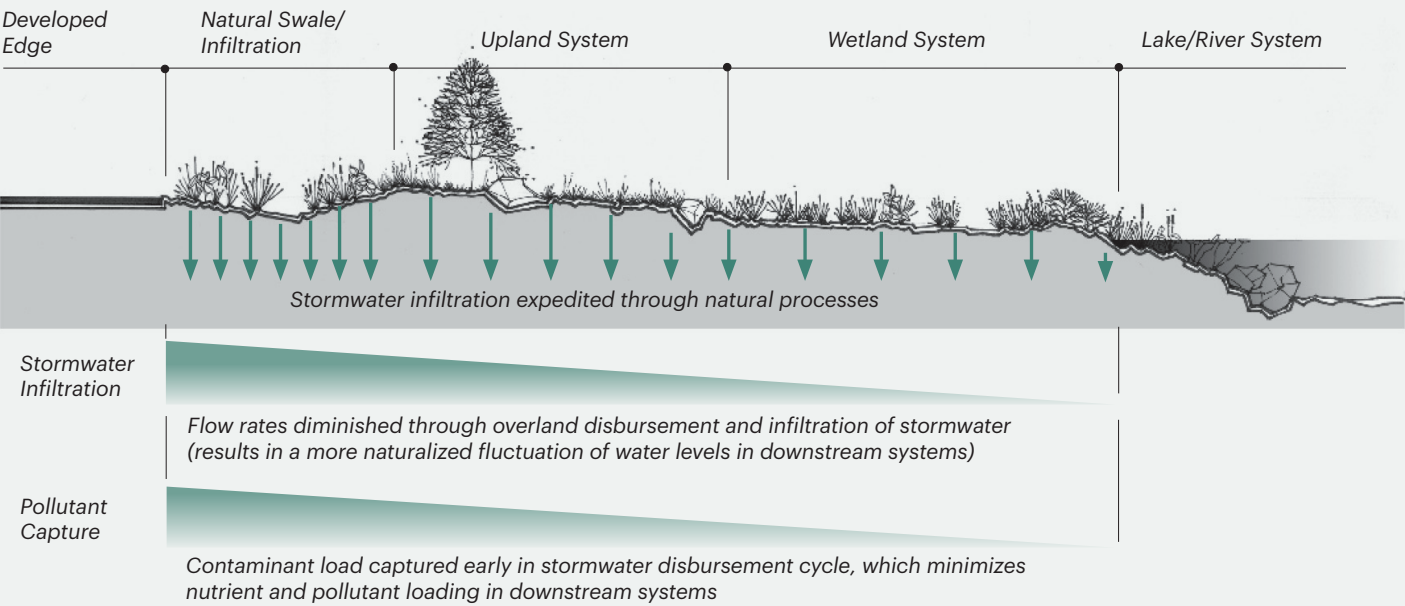
For these reasons, the natural infiltration will be the primary approach used to manage stormwater associated with the development of the regional trail and related support structures.



COMPONENTS OF NATURAL INFILTRATION SYSTEMS

Natural infiltration systems typically consist of four primary components, as illustrated in the following graphic.

NATURAL INFILTRATION SYSTEM



Each of the components illustrated in the previous graphic box function in sequence to treat the water before it enters wetlands, lakes and rivers. The following considers each of these components.



NATURAL INFILTRATION SYSTEMS

Initially, stormwater runoff from the built environment is routed into natural or man-made shallow vegetated swales, or in some cases, raingardens or infiltration basins that are planted with native plants with deep root systems and may include engineered soils and drain tile. These swales, basins and raingardens provide initial infiltration and removal of pollutants, as well as convey runoff from developed areas and disperse it across upland and prairie systems.



UPLAND SYSTEMS

The upland systems (i.e., prairies and oak savannas) are the second component of this method, functioning to convey stormwater as diffused overland flow to the wetland systems that often link directly or indirectly to bordering lakes and rivers. These systems infiltrate a substantial portion of the annual surface runoff volume due to their very deep root system. They also provide additional solids settling and biological treatment.



WETLAND, LAKE AND RIVER SYSTEMS

The wetlands are the third component of the natural infiltration method and provide both stormwater detention and biological treatment prior to runoff entering the lake and river systems. The final component is the lake or river, which provides stormwater detention, additional solids settling and biological treatment.



BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT

Under the master plan, the natural infiltration approach philosophy to managing stormwater is supported by Best Management Practices that address common development circumstances likely to be encountered as the trail is developed. These practices define specific techniques that can be applied to different development scenarios to achieve stated environmental protection objectives but final approaches will be coordinated with the local watersheds and Land and Water Management Organizations. For trail planning, design, and development, natural infiltration methods will be used as the primary approach to creating sustainable trails where impacts to adjoining natural systems are minimal. Engineered or mechanical systems for conveying stormwater will only be used when natural approaches are technically not feasible or reliable.

The Metropolitan Council's Urban Small Sites Best Management Practice Manual provides the basic underpinning for many of the techniques that will be employed wherever applicable as the trail is developed. Note also that newly emerging ecologically-based techniques will also be applied to achieve desired ecological benefits. Specific techniques envisioned to have application for the trail include:



INFILTRATION SYSTEMS

Use of infiltration systems (e.g., biofiltration systems, rain gardens, filter strips, swales, and slotted/flat curbs) as part of trail designs



SITE GRADING

Use of site grading techniques to achieve naturalized infiltration objectives



EROSION CONTROL

Use of contemporary erosion control techniques to prevent migration of soils during the construction process

In addition to the Best Management Practices, the master plan is also supported by the Metropolitan Council's Model Storm Water Management Ordinance, which defines specific approaches to protecting a site's ecological resources, especially wetland systems. The provisions of the model ordinance will be applied to the trail's development as applicable.



Section V :

Trail Development Master Plans

Overview

The master plan for this regional trail connection consists of a combination of existing local trails and new trail alignments to be designated as the Southwest Regional Trail (SWRT) that will link the Lake Minnetonka LRT Regional Trail (LMRT) and the Minnesota River Bluffs LRT Regional Trail (MRBRT).

Under the master plan, the local existing trails will be reclassified as regional trails to ensure consistency in development standards, operations, and maintenance. The overall length of the interconnecting trail is approximately 8.35 miles, of which approximately 5.6 miles will be new trail and the remaining will follow existing trail alignments.

Trail Design

Trail Design Standards

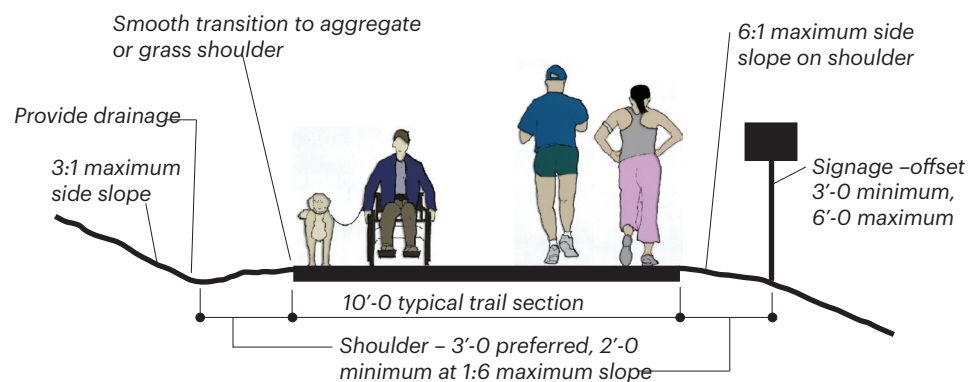
Consistent with regional trail design standards, the trail will be a minimum 10-feet wide and asphalt surfaced to accommodate walkers, bicyclists, inline skaters, and wheelchairs. It will not accommodate any unauthorized motorized uses with the exception of the use of E-bikes (electric assisted bicycles) and scooters. The existing local trails that are currently 8-feet wide will be upgraded over time to be consistent with the 10-foot regional design standard. For trail segments that experience significant use (100 uses per hour or a volume greater than 2,000 individuals per day), a 12 to 14 feet width is encouraged with marked center lanes. In some cases, such as in the Clover Ridge development, there are wide existing concrete walks along the proposed SWRT route that may likely remain concrete in keeping with the more urban design standards. While this is not considered to be a preferable material for a regional trail, it may help slow trail users down in a location where there may be more pedestrians present, and thereby increasing safety.

Additional considerations include:

- Utilize cautionary signage as necessary
- Maintain trails in good condition to avoid potential safety hazards
- Provide a 2-foot width graded shoulder at a max 6:1 slope as a reaction zone for users
- Signage, poles, trees, mailboxes or other obstructions should be a minimum 3- feet from the edge of the trail, however trail signage should not be further than 6 feet from the edge of the trail
- Consider pedestrian scale lighting for user safety and security, especially at road intersections

TYPICAL TRAIL CROSS-SECTION

Anticipated trail grades: Given the character of the landscape in this part of Carver County, trail grades are expected to average 5% or less, with an occasional segment being slightly steeper at 6% to 7%. Overall, the trail is expected to be a very “accessible” trail.



Note: Existing local trails that are used as part of the regional trail will be upgraded over time from 8'-0 to 10'-0 wide minimum.

Trail Accessibility

As defined by the master plan, the regional trail is aligned to accommodate a wide-range of user groups with varying abilities and offers access to many diverse populations. Trails would be constructed with a firm and stable surface to meet accessibility guidelines, and with many areas having reasonable grades, there is ample opportunity for trail visitors of all abilities to find a place to recreate. Under current policy, Carver County Parks will not charge a fee for use of the trail, making it affordable to all populations.

Research by the Metropolitan Council indicates that the majority of trail users live within three miles of the trail, as the graphic illustrates.

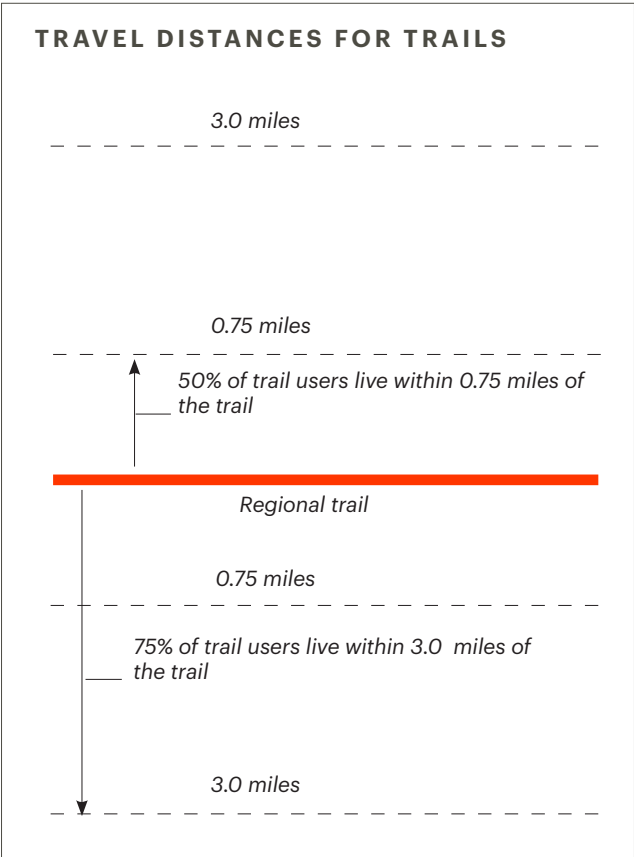
Beyond numerous local neighborhood connections by way of local trails and walks, the SWRT could be accessed from varying points from Victoria to Chaska. This includes downtown Victoria public parking locations with direct access to the LMRT, and at Kirke-Lachen Park, which has a few parking stalls and is directly connected to the LMRT just to the east of Carl Krey Lake. Lakeside Estates Park is anticipated to be connected directly to the SWRT and will have an off-street parking lot.

The Chaska Clover Ridge neighborhood has some on-street parking available with off-street parking at the Chaska Community Park and Clover Ridge Elementary School to provide connection to the SWRT along existing walks and trails. Veterans Park and Firemen’s Park in Chaska provide more convenient access to the SWRT with the availability of parking, restrooms and water.

Downtown Chaska has numerous locations with parking available to access the MRBRT, with a separate trailhead parking lot with kiosk and trail access at Engler Blvd and Old Audubon Road. A proposed public library would provide direct connection the MRBRT and would include parking, bike fix-it station, kiosk, and public restrooms.

A gravel parking area with kiosk is currently located adjacent to the MRBRT at Bluff Creek Drive. Additional access points to the MRBRT include the Richard T. Anderson Conservation area which has an improved parking facility, and both Riley Lake Park and Miller Park in Eden Prairie have parking with access to portable restrooms and water. There may be additional opportunities to develop new SWRT trailheads on the north side of Chaska along Creek Drive within the conservation corridor through land acquisitions with willing sellers.

The broad distribution of access points that connect to the LMRT, SWRT and MRBRT provide many alternatives for trail access if users were driving from their homes to access the trail, while many local residents would have more immediate connections by means of local trails and walks.



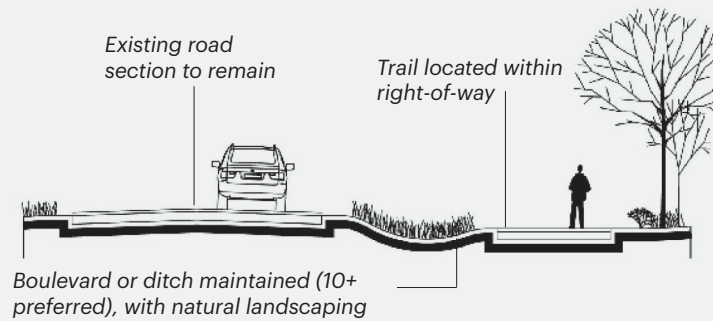
Relative Trail Locations

The varying width and character of the public rights-of-ways and trail easements encountered along the trail corridor requires some flexibility in the trail locations and design. The following cross-sections highlight varying trail designs based on right-of-way and trail easement conditions.

TRAIL LOCATION IN RIGHTS-OF-WAYS AND TRAIL EASEMENTS

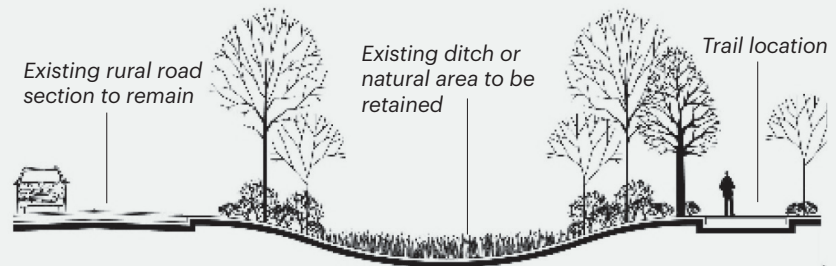
TRAIL LOCATION IN ROAD RIGHT-OF-WAY WITH LIMITED WIDTH

Where right-of way width is limited, the boulevard between the trail will also be limited, with 10'-0" being the preferred minimum. Natural landscaping would be used in ditches and likely maintained turf in boulevards.



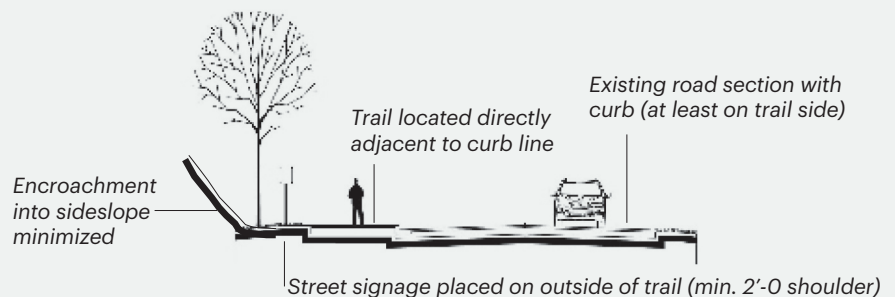
TRAIL LOCATION IN ROAD RIGHT-OF-WAY WITH GREATER WIDTH

Where right-of way width is ample, the distance between the trail and road will be maximized to create a sense of separation from vehicular traffic. Natural landscaping would be common in these areas.



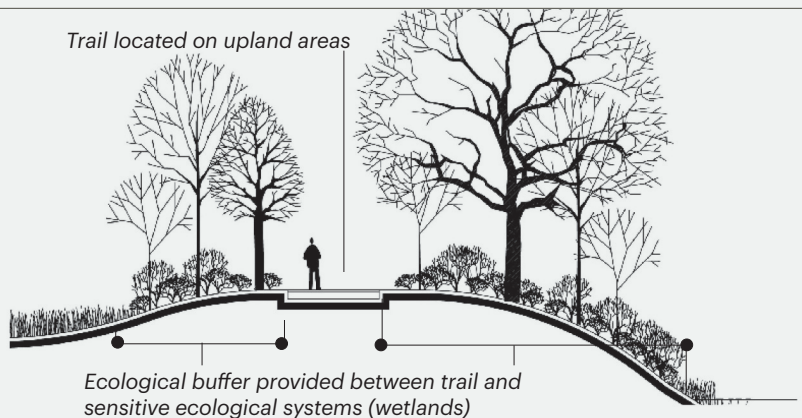
TRAIL LOCATION DIRECTLY ADJACENT TO ROADWAY

Where space is very limited due to right-of-way width, topography, or vegetation, the trail may be placed along a curb line to provide a vertical separation between it and the roadway.



TRAIL LOCATED IN TRAIL EASEMENT THROUGH NATURAL AREA

In areas where the trail is within an easement through a natural area, ecological buffers will be provided on each side of the trail to minimize impacts to sensitive ecological systems. The use of boardwalks would be used in wet areas.





Trailheads and Support Facilities

The SWRT traverses through or near a variety of park areas, downtown districts, schools, and other public facilities that have parking available and are currently sufficient to accommodate trail users driving to access the trail. One example is the Clover Ridge Elementary School which currently has sidewalk connections to existing segments of the SWRT.

Future trailhead options for the SWRT include potential sites along Creek Road through a willing seller basis for lands that would be directly connected to the SWRT within a conservation and natural resource area. These sites could provide parking, amenities, and picnic areas within a highly scenic setting that would attract users as a destination.

A small trailhead serving the MRBRT is located where the MRBRT intersects with Bluff Creek Drive and includes gravel parking with a wayfinding kiosk structure operated and maintained by Three Rivers Park District. A more developed trailhead is located north of Engler Blvd off of Old Audubon Road and includes a paved parking lot with approximately 18 stalls, kiosk and trail connection to the levee / east channel trail. This trailhead is in need of improvements and the parking area could be expanded if future demands warrant. Other locations noted for potential trailhead locations for the MRBRT include downtown Chaska where a proposed library will be built along the MRBRT providing parking, restrooms and support amenities.

Appropriate wayfinding signage with a clear branding style is important for maintaining safety but is also key to the user experience as users unfamiliar with an area rely on signs and landmarks to find their destination and trail routes, particularly loop opportunities. Informational or interpretive signage will be installed in locations with unique aspects, such as the Seminary Fen, or even historical locations.

Additional support facilities will include bike repair stations, benches, access to restroom facilities (portable or permanent) and access to drinking water. It is also important to have safe and convenient places to securely lock bikes at primary destination points, such as downtown businesses and parks.



PHOTO EXAMPLES OF WAYFINDING MAPS AND INTERPRETIVE SIGNAGE



Land Use Or Other Conflicts

No major land use or other conflicts are anticipated with the regional trail alignment as defined under this master plan. Carver County, the City of Chaska and the City of Victoria have each approved the master plan with the trail alignments to be incorporated into their local comprehensive parks and trails plans.

The majority of the proposed trail is either existing trail corridors and/or located within public rights-of-way, so land acquisition is not a significant issue of concern for the majority of the trail. Where the trail is shown to traverse across private property, it is anticipated that land and easements will be obtained under a willing seller basis as part of future developed proposals that would be overseen and approved by the local LGUs.

As shown on the trail segment maps, the master plan provides alternative routes in select areas to provide Carver County, Chaska and Victoria with some flexibility to work with land owners and developers on determining the best location for the trail at the time future developments take place.

As development occurs, the local LGU, in concert with Carver County, will determine which route in these instances best serves the public's best interests while minimizing any conflicts that may arise. At this point it is recommended that the local LGU share any proposed planning documents with Carver County for input on proposed trail routes to ensure suitable routes are secured for trail development.

Aside from the trail alignment issues as defined above, no other conflicts with other land uses or proposed projects are envisioned.



WITH THE MAJORITY OF THE PROPOSED TRAIL ALIGNMENTS LOCATED IN PUBLIC RIGHTS-OF-WAY, CONFLICTS AND ACQUISITIONS ARE EXPECTED TO BE MINIMAL.



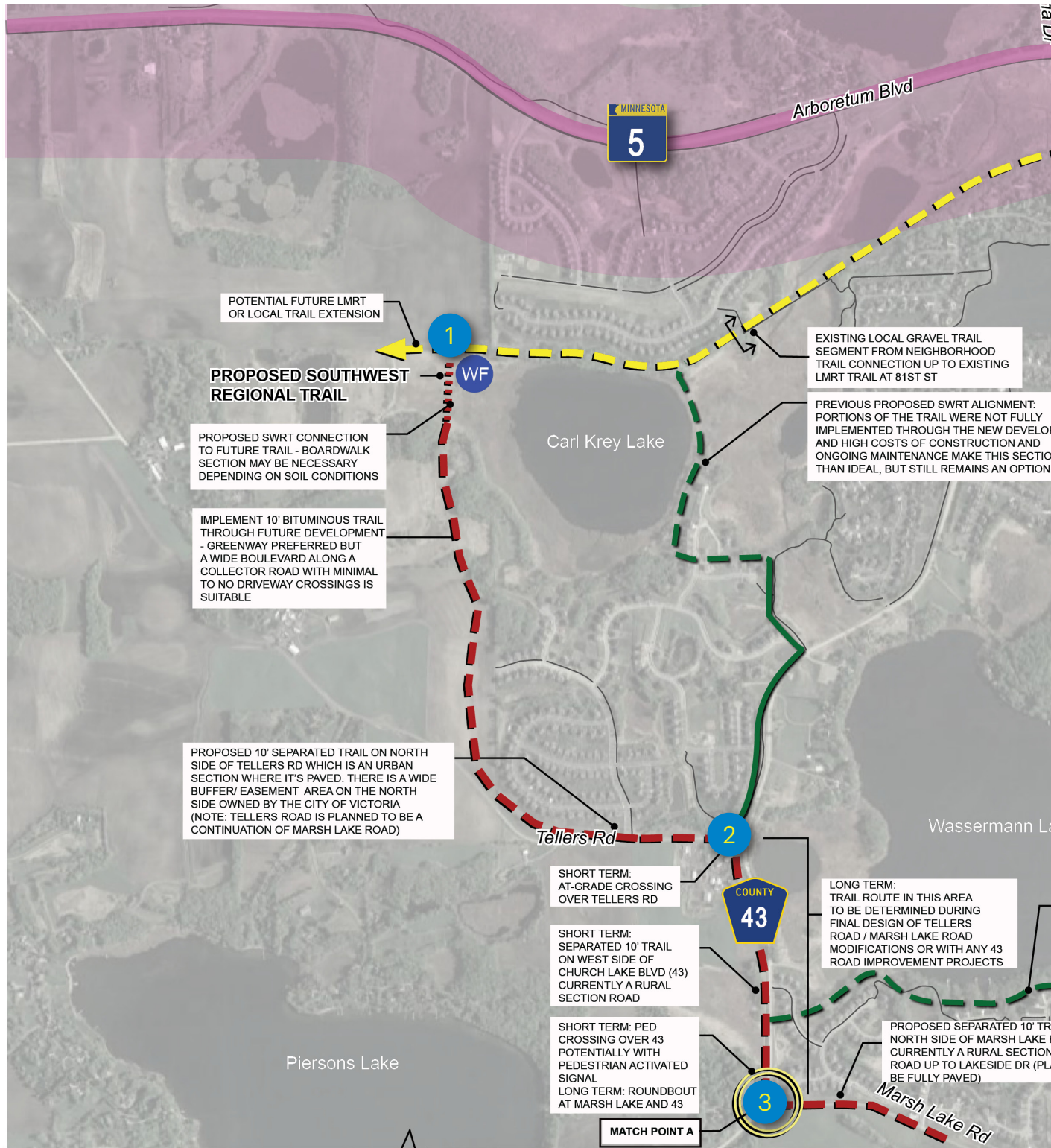
EXISTING TRAILS INDICATE PROPOSED IMPROVEMENTS FOR IMPROVED CONDITIONS AND 10-FOOT WIDE TRAILS.

BITUMINOUS TRAILS ARE PROPOSED BUT THERE MAY BE INSTANCES WHERE EXISTING CONCRETE WALK SECTIONS IN MORE URBAN ENVIRONMENTS, AS INDICATED BELOW, WOULD REMAIN.



Overview of the Southwest Regional Trail Master Plan

Trail Segment 1

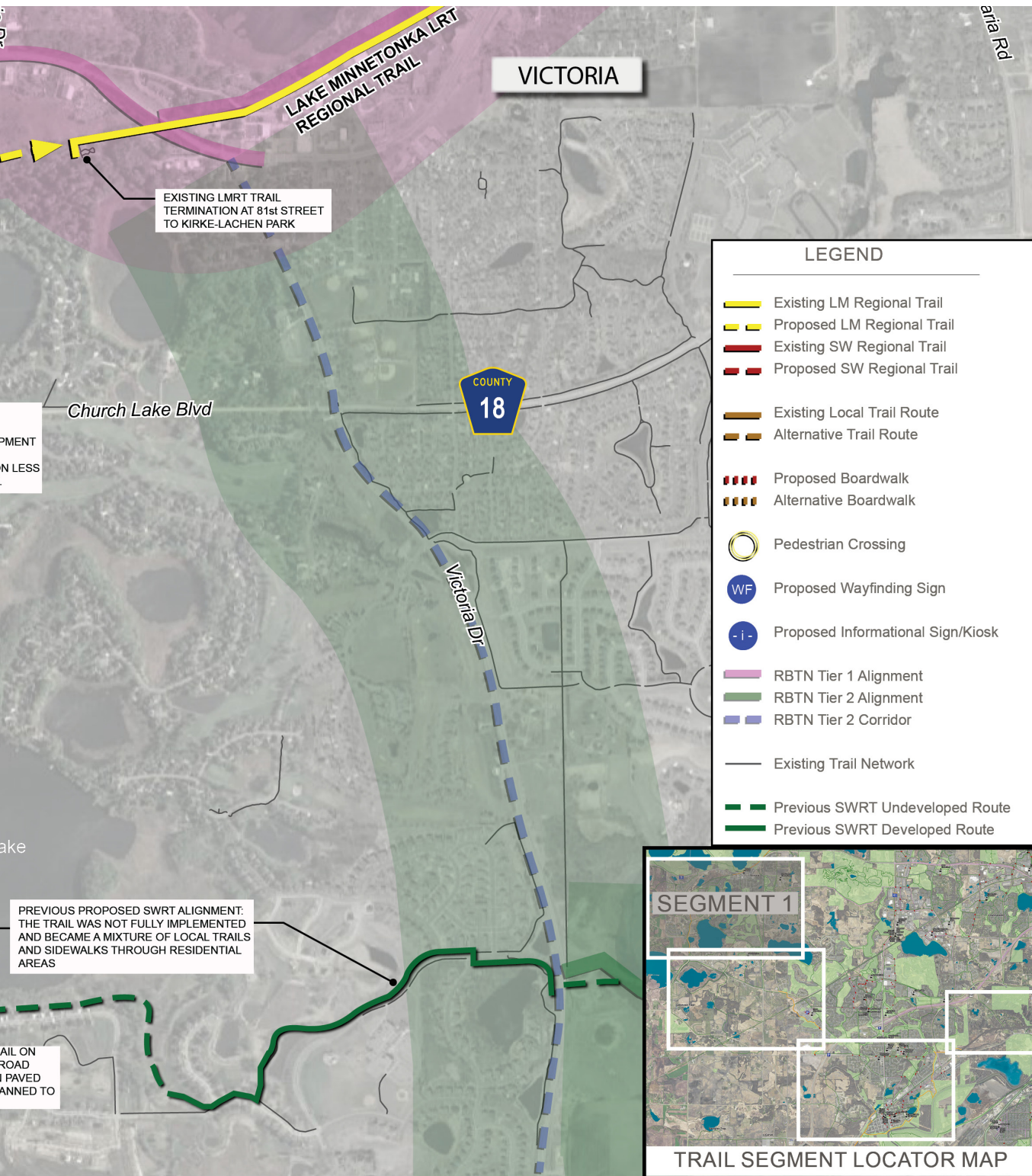


Southwest Regional Trail: Victoria to Chaska Segment 1

Carver County, Minnesota

November 2021 | WSB Project number: 012391-000

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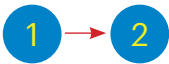


The accompanying descriptions provide additional information on the anticipated location of Trail Segment 1 of the Southwest Regional Trail in more depth. Refer also to the Master Plan for specified trail segments.

City of Victoria to Marsh Lake Road

The western end of the Lake Minnetonka LRT Regional Trail (LMRT) is a 10 foot wide bituminous trail that follows an old railroad corridor and currently terminates in Kirke-Lachen Park, a small Victoria neighborhood park with parallel parking provided along 81st St.

Currently there is a section of gravel trail from Heron Lane along the old railbed that connects to the Kelzer Pond trails. The SWRT master plan illustrates a future consideration for the LMRT, or a local trail, to continue along the railbed to the west side of Carl Krey Lake, and ultimately it could continue further west to connect to Waconia and Lake Waconia Regional Park. Additional land acquisitions or easements would likely be needed in order to extend the LMRT or a local trail further west.



The preferred route of the SWRT is identified west of Carl Krey Lake where it is shown connecting to a proposed future trail extension of the LMRT with wayfinding signage to identify the SWRT. The previous master plan identified the SWRT connecting to the LMRT on the east side of Carl Krey Lake through a proposed trail corridor within the newer housing development and along Carl Krey Lake on an old field road. This previously planned trail route was not entirely secured through the planned development. The trail gap necessary to make this connection now likely requires significant lengths of boardwalk and grading due to areas with steep grades, resulting in high construction costs. However, this previous SWRT alignment remains to be listed as an optional route in the event that the LMRT or a local trail does not extend to the west side of Carl Krey Lake. If the alternate route is developed, there may be opportunities for some partial shared funding by the watershed district for portions of the trail through the wetland within an existing utility corridor.

PHOTO: EXISTING CONDITIONS (HOUSING, STEEP GRADES & WETLANDS) OF PREVIOUS SWRT ROUTE FOR CONNECTION TO LMRT



The preferred SWRT alignment includes an approximate 600 foot segment of trail that may include boardwalk as necessary. Ten foot wide bituminous trails would be constructed in uplands and a 12 foot wide boardwalk in wet areas. A suitable trail corridor is proposed to be secured through a future development plan between the LMRT and Tellers Road, preferably within a greenway corridor, though a 10 foot trail with a 5 foot minimum boulevard would be a suitable option.

The trail would run parallel to Tellers Road on the north side within the existing right of way (ROW) up to the Church Lake Blvd / County Road 43 intersection. There is additional land north of the existing Tellers Road ROW currently owned by the City of Victoria which provides a significant buffer between the residential homes and Tellers Road.

An at-grade pedestrian crossing is proposed across Tellers Road in the short term with a 10 foot wide separated trail continuing south along the west side of County Road 43. There is limited right of way in this

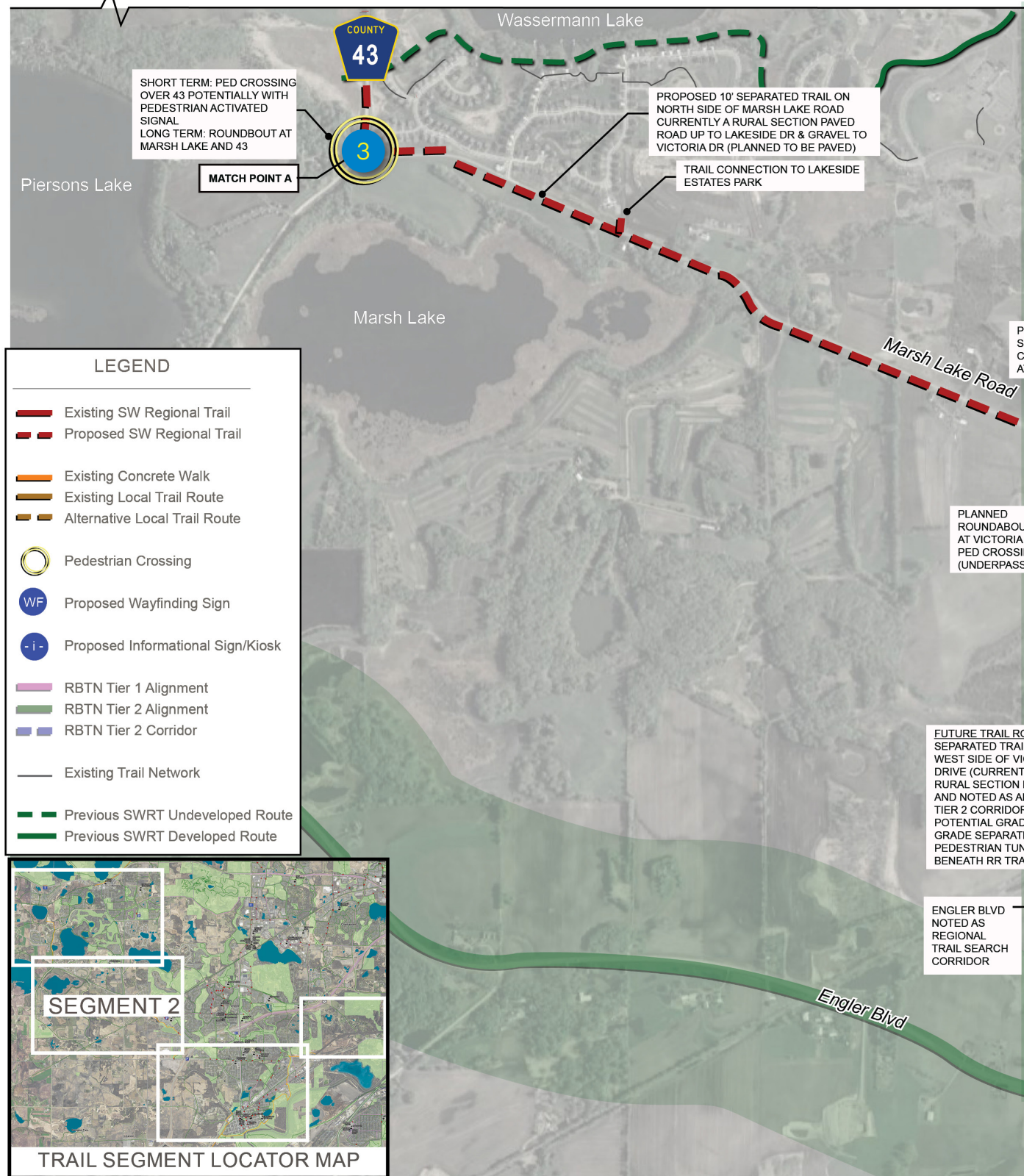
segment with constraints on either side of County Road 43 that include lake, wetlands and steep embankments. The trail corridor in this location may be best developed as part of a future road improvement project that may include Tellers Road becoming an extension of Marsh Lake Road.



Previous plans indicated a potential grade-separated crossing beneath County Road 43 with the trail continuing along the southern edge of Wasserman Lake, which was not implemented. Current plans show an at-grade crossing at the intersection of County Road 43 and Marsh Lake Road as an acceptable approach if it includes measures for a safe pedestrian crossing due to the high speed traffic posted at 50 mph and the location of the intersection on a curve. This intersection may include a future roundabout for a safer crossing.



Trail Segment 2

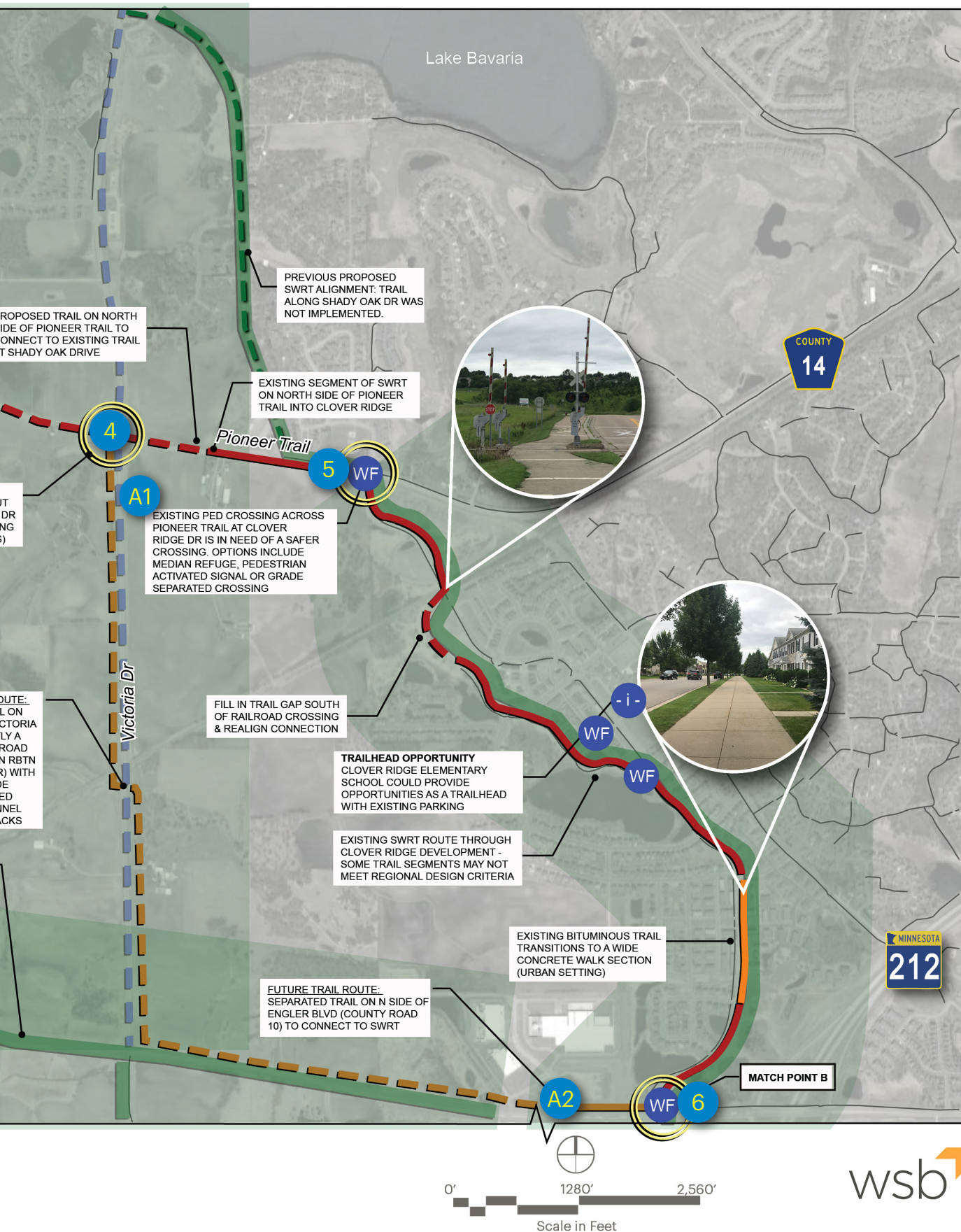


Southwest Regional Trail: Victoria to Chaska Segment 2

Carver County, Minnesota

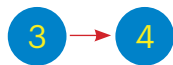
November 2021 | WSB Project number: 012391-000

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The accompanying descriptions provide additional information on the anticipated location of Trail Segment 2 of the Southwest Regional Trail in more depth. Refer also to the Master Plan for specified trail segments.

Marsh Lake Road to Engler Blvd



A separated trail is proposed on the north side of Marsh Lake Road from County Road 43 to Victoria Drive due to the loss of the previous trail option on the south side of Wasserman Lake.

Currently Marsh Lake Road is paved from County Road 43 to just beyond the Lakeside Drive intersection, which is part of a newer residential development. It then transitions back to a rural aggregate surfaced road up to Victoria Drive. It is recommended that the trail segment be implemented at the time that Marsh Lake Road is improved to a paved roadway with a trail connection to the existing Lakeside Estates Park.

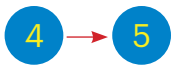
There is a planned future roundabout to be installed at the intersection of Victoria Drive and Marsh Lake Road/ Pioneer Trail that may include an option for a grade separated pedestrian underpass.



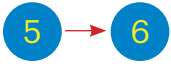
PHOTO: EXISTING CONDITIONS MARSH LAKE ROAD (RURAL)

PHOTO: EXISTING CONDITIONS AT VICTORIA DR AND MARSH LAKE ROAD





The trail would continue along the north side of Pioneer Trail to connect to the existing trail at Shady Oak Drive. There is an existing crosswalk at the intersection of Pioneer Trail and Holstein Road to access Clover Ridge Drive to the south.



There is an existing 10 foot wide bituminous trail on the western side of Clover Ridge Drive adjacent to the back of the curb. The SWRT continues south to an existing at-grade railroad track crossing. From this point a proposed trail connection of approximately 750 feet is needed to close an existing trail gap through existing natural open space.

The existing 8 foot bituminous trail would be improved to 10 feet wide, which currently winds along natural open spaces, wetlands and public park spaces, including stopping points and overlooks. Crosswalks are necessary at street crossings with wayfinding

signage to be installed to guide trail users through the Clover Ridge neighborhood. There is opportunity to use the Clover Ridge Elementary as a trailhead with existing parking and connection to the SWRT with a trail information kiosk.

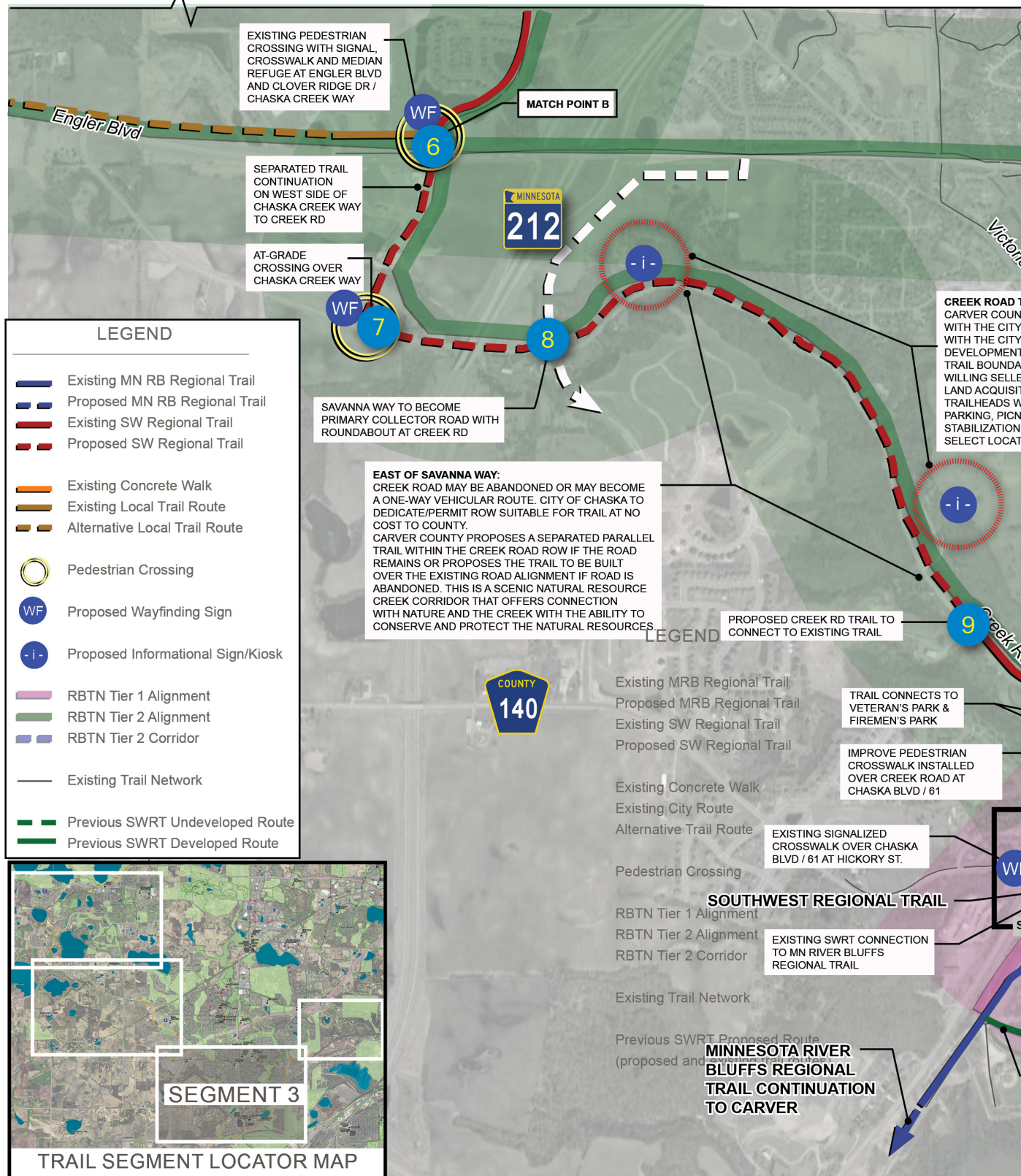
At the intersection of Clover Ridge Drive and Schoolmaster Drive the bituminous trail transitions into a 10 foot wide concrete path in a more urban type of setting for approximately 1,000 feet before going back to a bituminous trail that connects to Engler Drive with an existing crossing. It is recommended that this be reconstructed as bituminous trail but may remain as concrete.



As a local trail consideration, a trail alignment is shown from Marsh Lake Road south along Victoria Drive with a grade separated pedestrian crossing beneath Victoria Drive and the railroad tracks as feasible. The trail would then follow Engler Blvd to connect to existing trail to create a loop.



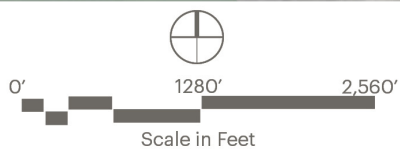
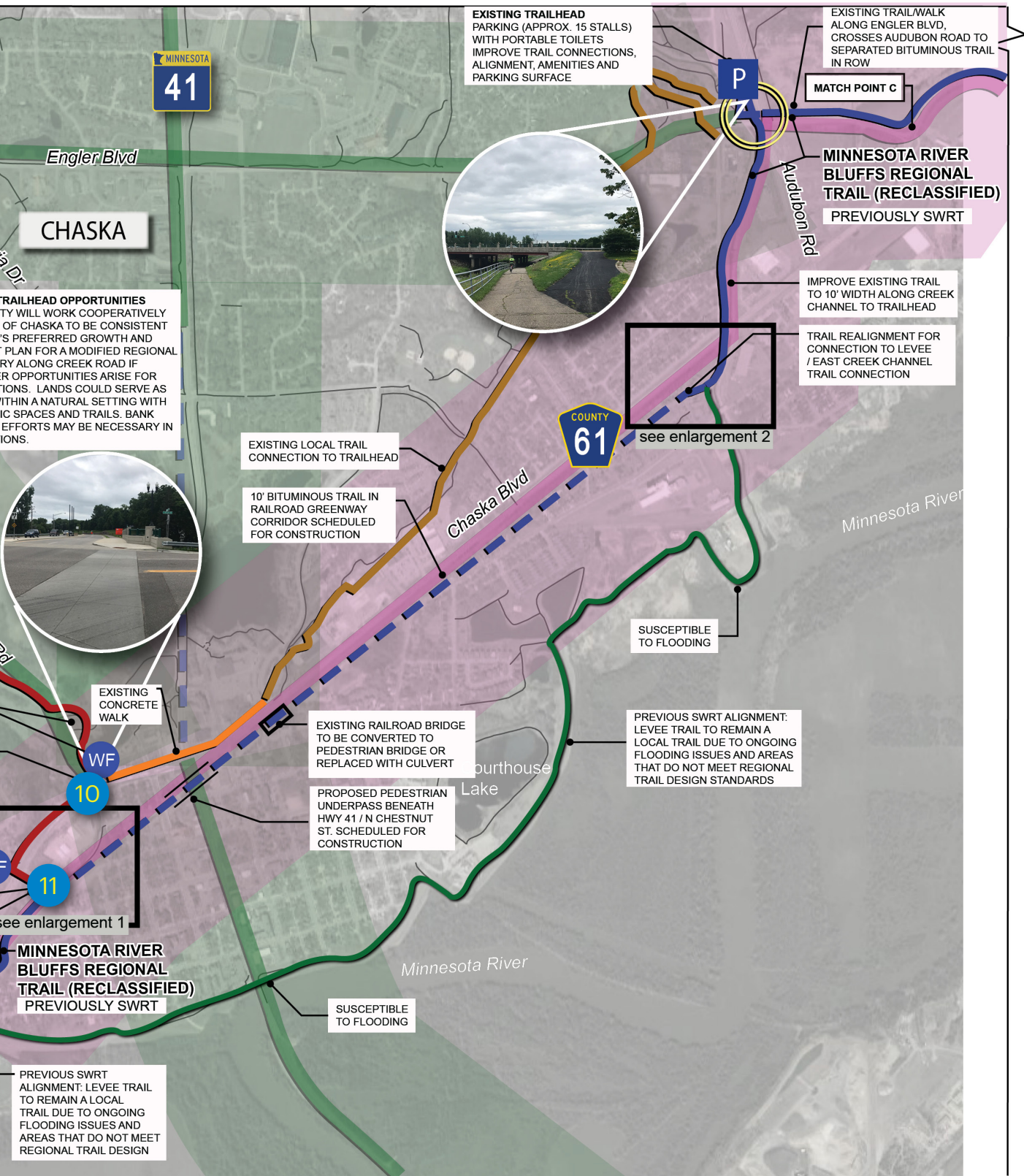
Trail Segment 3



Southwest Regional Trail: Victoria to Chaska Segment 3

Carver County, Minnesota

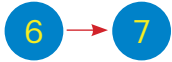
November 2021 | WSB Project number: 012391-000



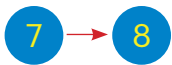
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The accompanying descriptions provide additional information on the anticipated location of Trail Segment 3 of the Southwest Regional Trail in more depth. Refer also to the Master Plan for specified trail segments.

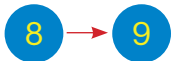
Engler Blvd to County Road 61



There is an existing pedestrian crossing at Engler Blvd and Chaska Creek Way. Improvements for safer pedestrian crossings at this intersection, such as a median refuge, are recommended. There are 10 foot wide bituminous trails with 8 foot boulevards on both sides of Chaska Creek Way until it terminates, with future trail development to occur as construction continues in this area. The SWRT would cross Chaska Creek Way at a crosswalk to access Creek Road with wayfinding signage provided.



Creek Road extends east to Savanna Way which will be developed as a primary collector road from Engler Blvd south to Big Woods Boulevard and eventually further south to Carver. A roundabout will be developed at Savanna Way and Creek Road.

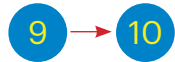


East of Savanna Way, Creek Road would be turned back to the City of Chaska from the County. The City would dedicate or permit trail development within the ROW at no cost to the County.

This section of Creek Road is surrounded by dense wooded areas and hilly terrain, offering a very scenic setting on both sides of the road and access to the creek. Creek Road may either become a one-way vehicular road with the SWRT running parallel to the road or it may be completely abandoned, except for local residential access, to become a trail corridor within a conservation area.

There may be potential opportunities for land acquisitions within this corridor if the lands are of benefit for natural resource improvement or protection,

such as bank stabilization. These lands would also optimally serve as trailheads with parking, trail information kiosk, picnic spaces and related amenities. Land acquisitions would only proceed with willing sellers, which may necessitate a boundary change in the future.



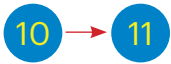
The existing trail along Creek Road connects into the Veterans Park and Firemen's Park trail systems where parking lots and an array of recreational amenities are located. Firemen's Park is a prime destination containing a swimming beach, splash pad, community building, playground, boardwalks and trails, and the Chaska Event Center / Curling Center with a pub restaurant.



PHOTO: FIREMEN'S PARK

There are existing pedestrian ramps and a concrete walk over Creek Road at County Road 61, however a striped crosswalk would be more noticeable and improve the safety of pedestrians at this crossing since this intersection is not currently signalized.

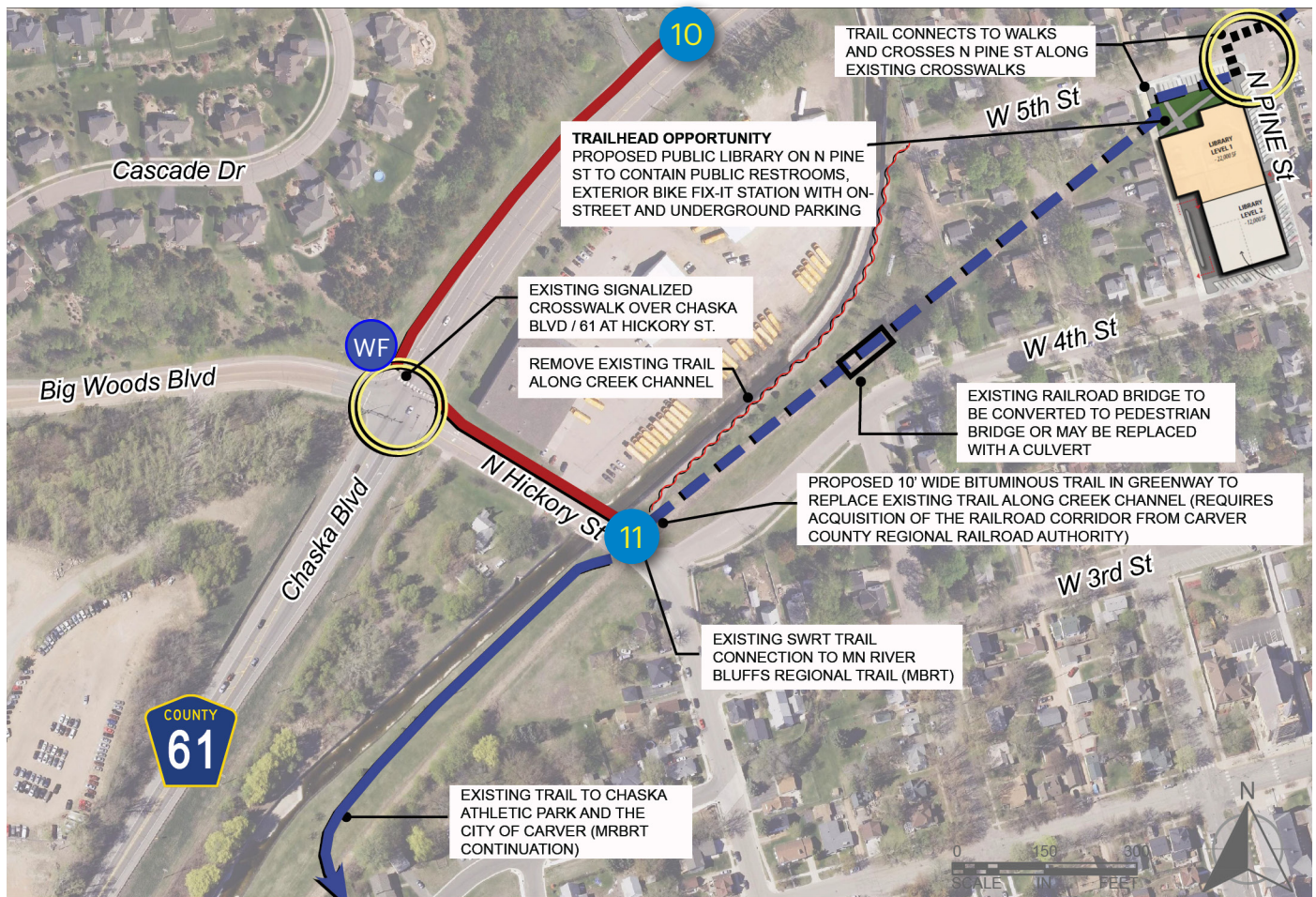
County Road 61 to N Hickory St



An existing trail continues west along the north side of County Road 61 to an existing crosswalk with signal at the intersection with Big Woods Drive / North Hickory Street, which is signalized. Wayfinding signs would help guide users to the SWRT and MRBRT. An existing trail along N Hickory St transitions to a wide concrete walk to a pedestrian ramp at the trail intersection to connect to the MRBRT by the intersection of North Hickory St and W 4th St. This ends the alignment for the proposed SWRT route.

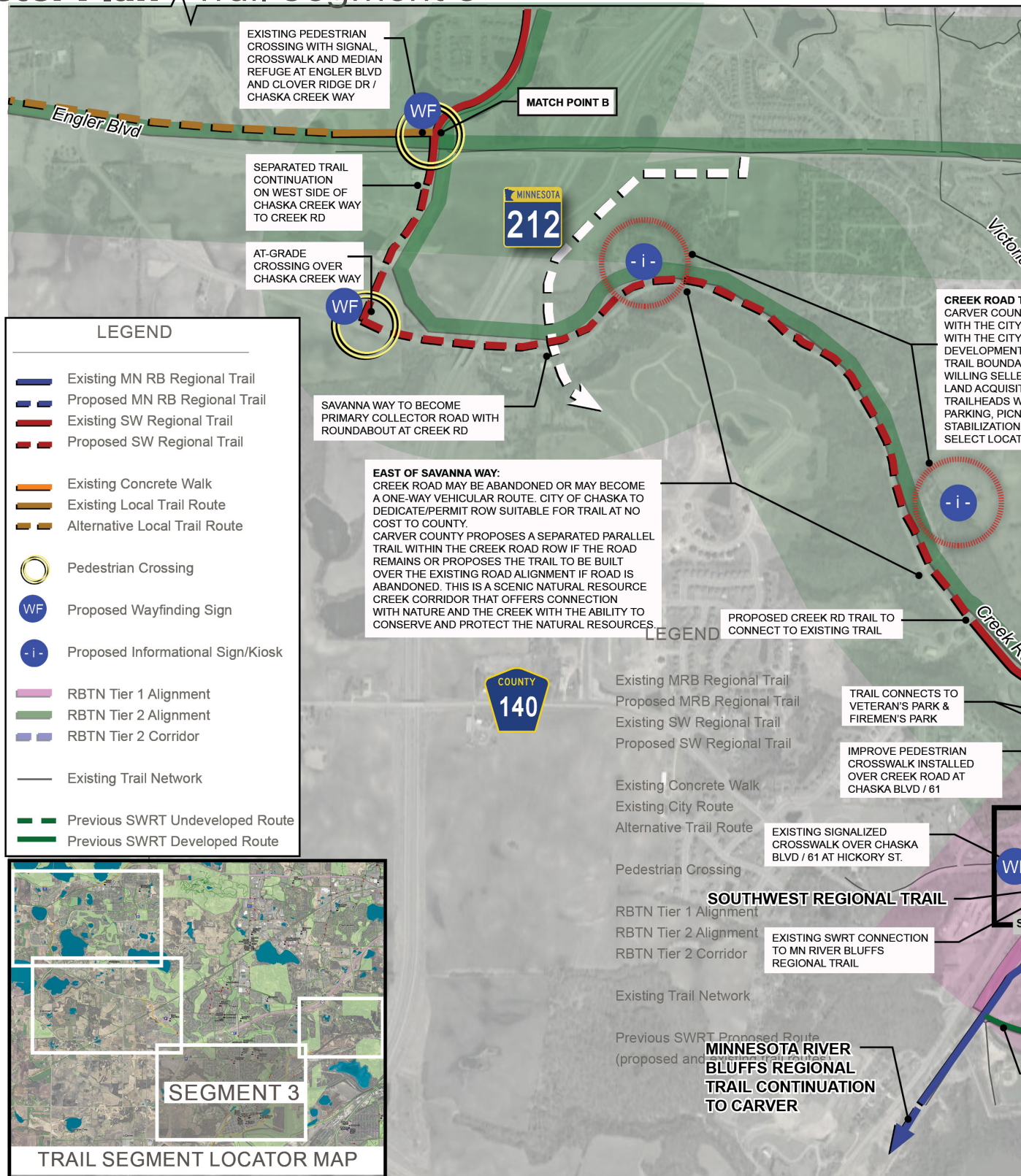


PHOTO: TERMINATION OF SWRT AT N HICKORY ST / W 4TH ST



ENLARGEMENT PLAN

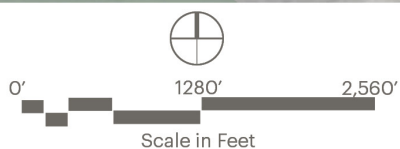
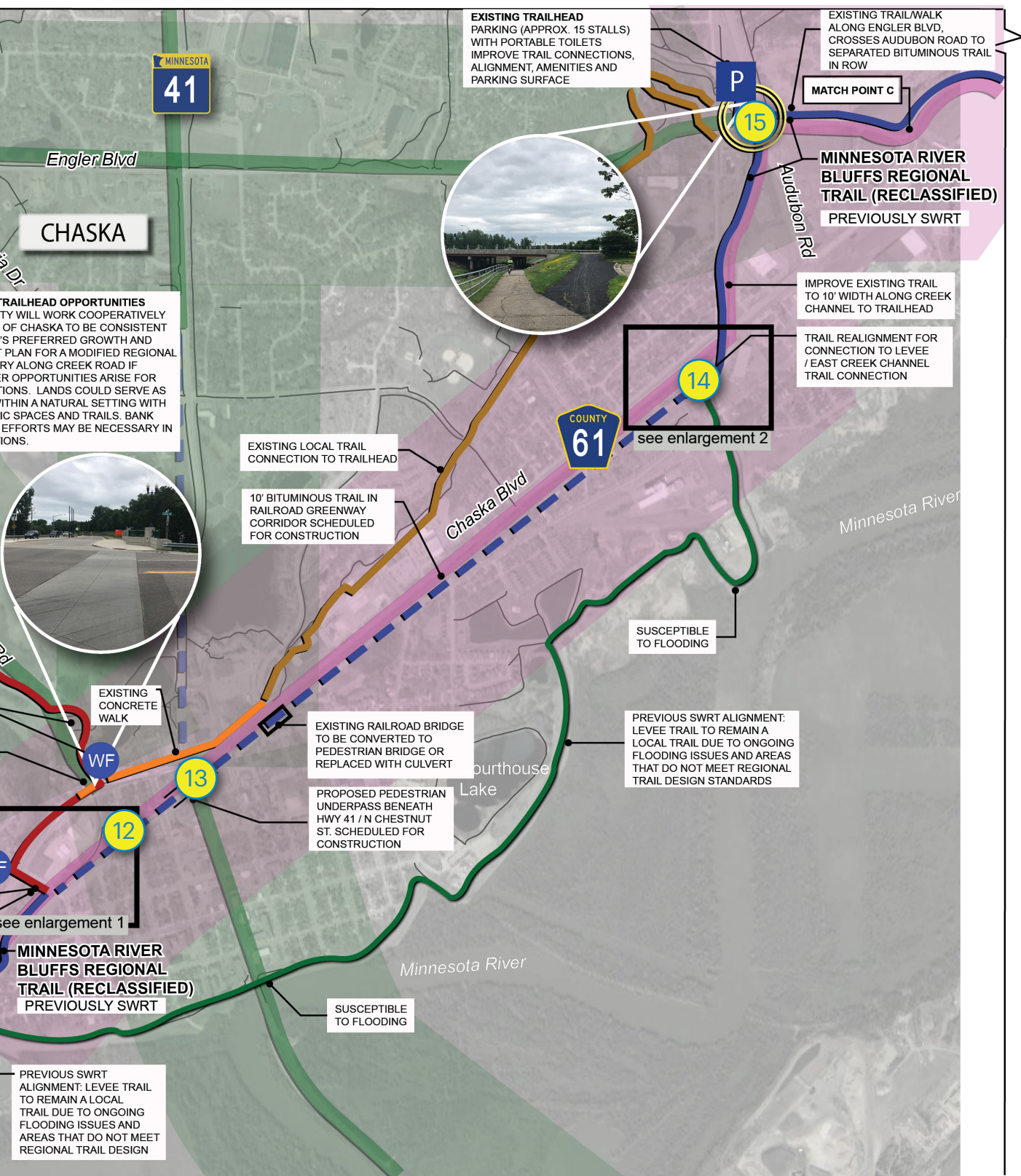
Overview of the Minnesota River Bluffs Regional Trail Master Plan - Trail Segment 3



Southwest Regional Trail: Victoria to Chaska Segment 3

Carver County, Minnesota

November 2021 | WSB Project number: 012391-000



The accompanying descriptions provide additional information on the locations of Trail Segment 3 that were previously designated the Southwest Regional Trail and are now to be designated as part of the Minnesota River Bluffs Regional Trail. Refer also to the Master Plan for specified trail segment locations.

N Hickory St to N Pine St

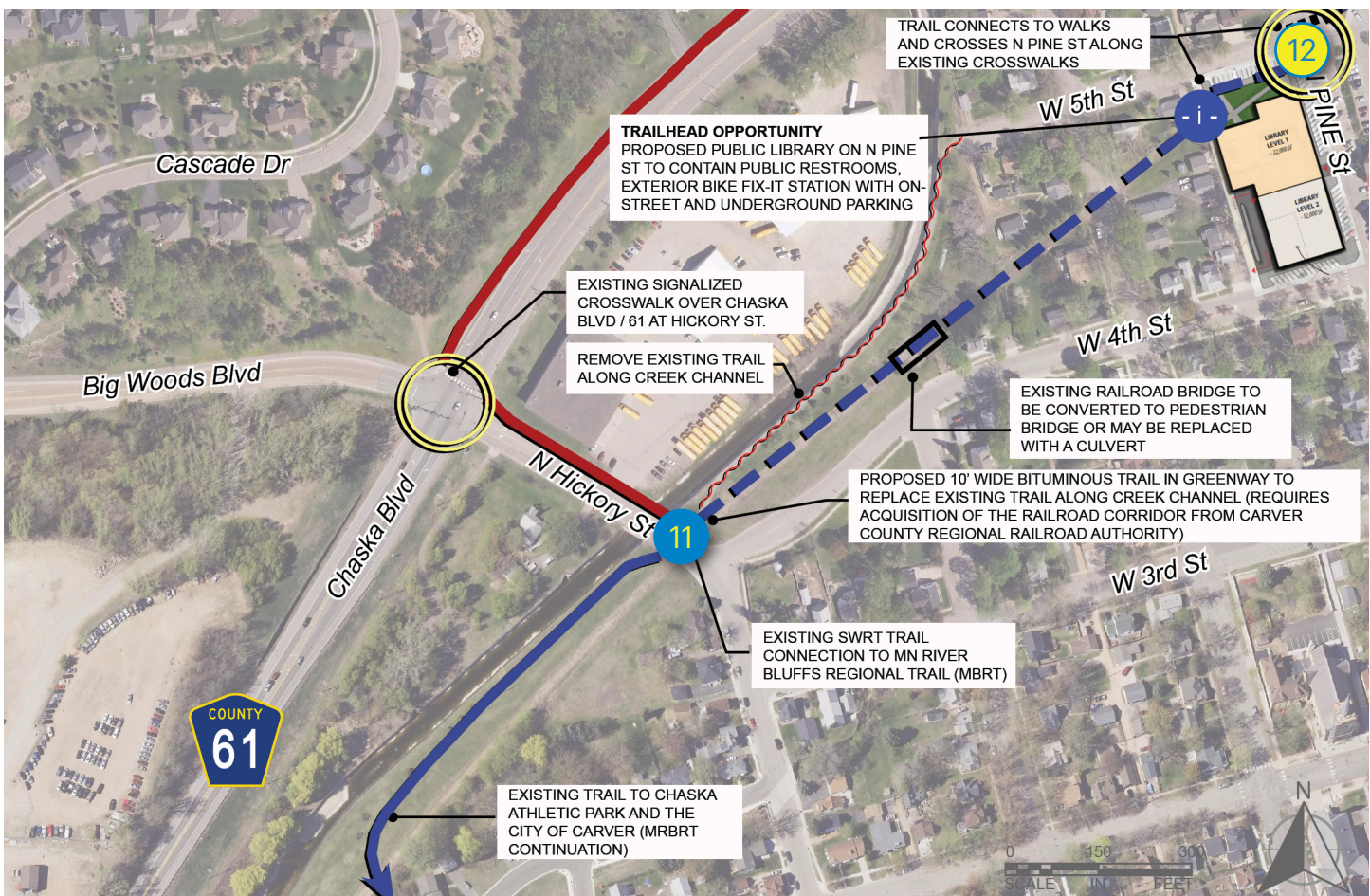


As shown on the enlargement map, the Southwest Regional Trail terminates at N Hickory St where it intersects an existing trail at a crosswalk location. The remaining trails previously designated as the SWRT are now designated as the MRBRT with corresponding segment numbers.

Existing trails extend southwest to connect to the City of Carver and the levee trail, both highly popular trails. The levee trail would remain a local trail as it does not meet regional trail design standards in some locations and has areas with ongoing flooding issues that take the trail out of use during times of high water elevations.

Starting at the crosswalk at N Hickory St and going northeast, a new 10 foot wide bituminous trail would be constructed within an existing trail corridor, once the railroad corridor, and is proposed as a long-term preferred route for the MRBRT through downtown Chaska. This segment of trail will require right of way acquisition of the former railroad corridor currently owned by the Carver County Regional Rail Authority.

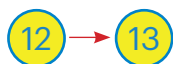
This new segment of trail along the railroad corridor through Chaska would be designated as a Tier 1 RBTN Alignment on the Metropolitan Council's Regional Bicycle Transportation Network.



ENLARGEMENT PLAN

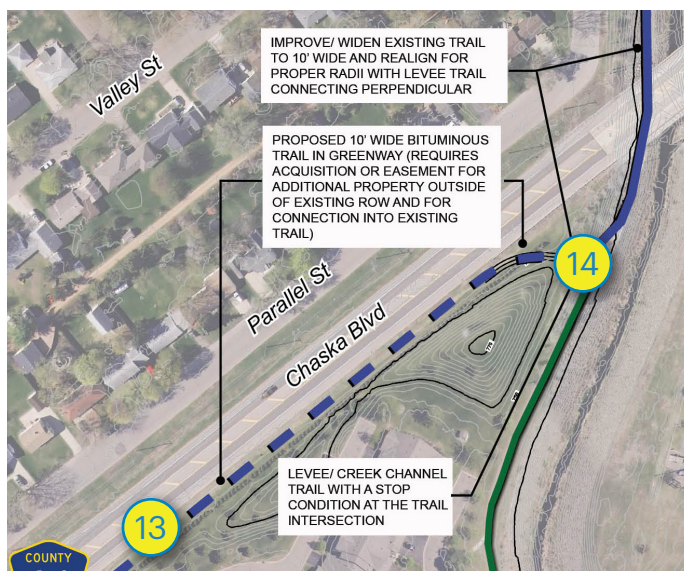
An existing abandoned section of a railroad bridge that remains over a low drainage area would be reconstructed as a pedestrian bridge or replaced with a large culvert beneath the trail to allow for continued drainage in this area. The bituminous trail will continue to an existing concrete sidewalk adjacent to public parking stalls at W 5th St. This would include connection to new walks to be built as part of the new public library on N Pine St. The new library is noted to serve as a trailhead with both on-street and underground parking, public restrooms, an exterior bike fix-it station and trail information kiosk. There are existing pedestrian crossings at the W 5th St and N Pine St intersection.

N Pine St to Engler Blvd

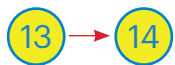


Once across N Pine St, a bituminous trail would continue within the greenway corridor adjacent to The Granary Event Center - Chaska Mill, a historic building. The trail through this section of downtown Chaska provides access to numerous government buildings, restaurants and shopping opportunities.

The greenway trail would enter into a grade separated crossing beneath MN Hwy 41 / N Chestnut St for continuous pedestrian movement and improved pedestrian safety at this major vehicular route.

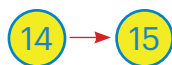


ENLARGEMENT PLAN



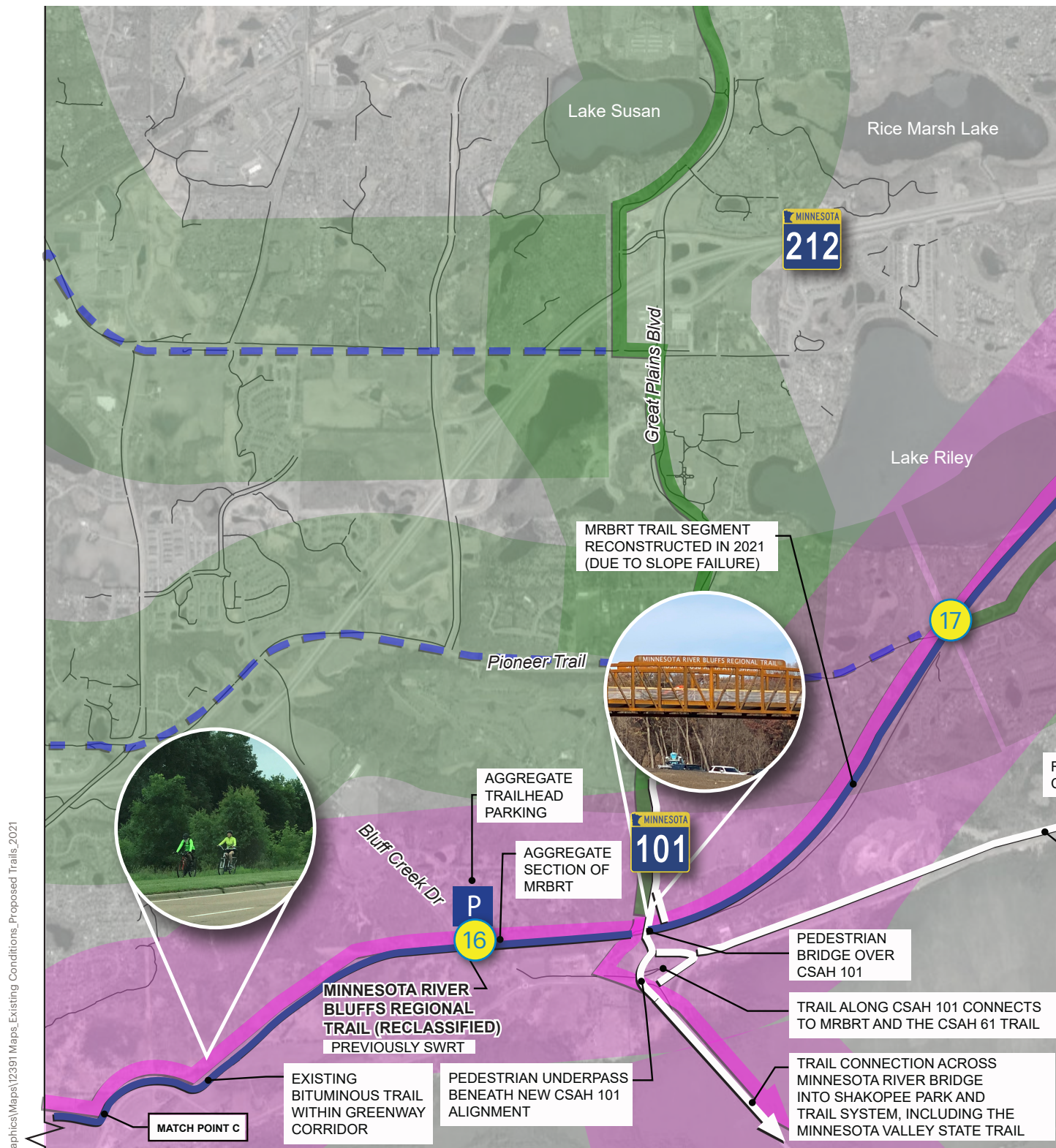
Beyond Hwy 41, the grade separated crossing would go back up to grade and the bituminous trail would continue in the trail corridor. An existing abandoned section of a railroad bridge may be reconstructed as a pedestrian bridge or replaced with a trail over a culvert to continue drainage in this area. The corridor is generally open with few conflicts. There are areas with heavier vegetation near or within the corridor that may be impacted with the trail construction along this segment.

As the trail nears the northeast end of the existing levee trail near the Crystal Place higher density housing area, some acquisition of property outside of the existing ROW will be necessary. The trail would connect into the existing trail as the primary route with an appropriate radii and improved to a 10 foot width. The levee trail will be modified to connect into the MRBRT as a stop condition at the trail intersection. The enlargement plan shows an example of the proposed trail conditions.



The widened bituminous trail going north along the channel and Old Audubon Road is recommended to be improved to a widened ten foot width and ultimately leads to an existing trailhead with parking facilities at Old Audubon Road and Engler Blvd which includes a trail information kiosk that is recommended to be replaced.

Trail Segment 4

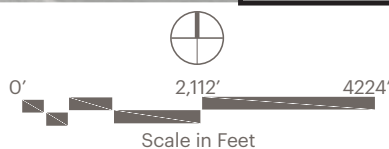
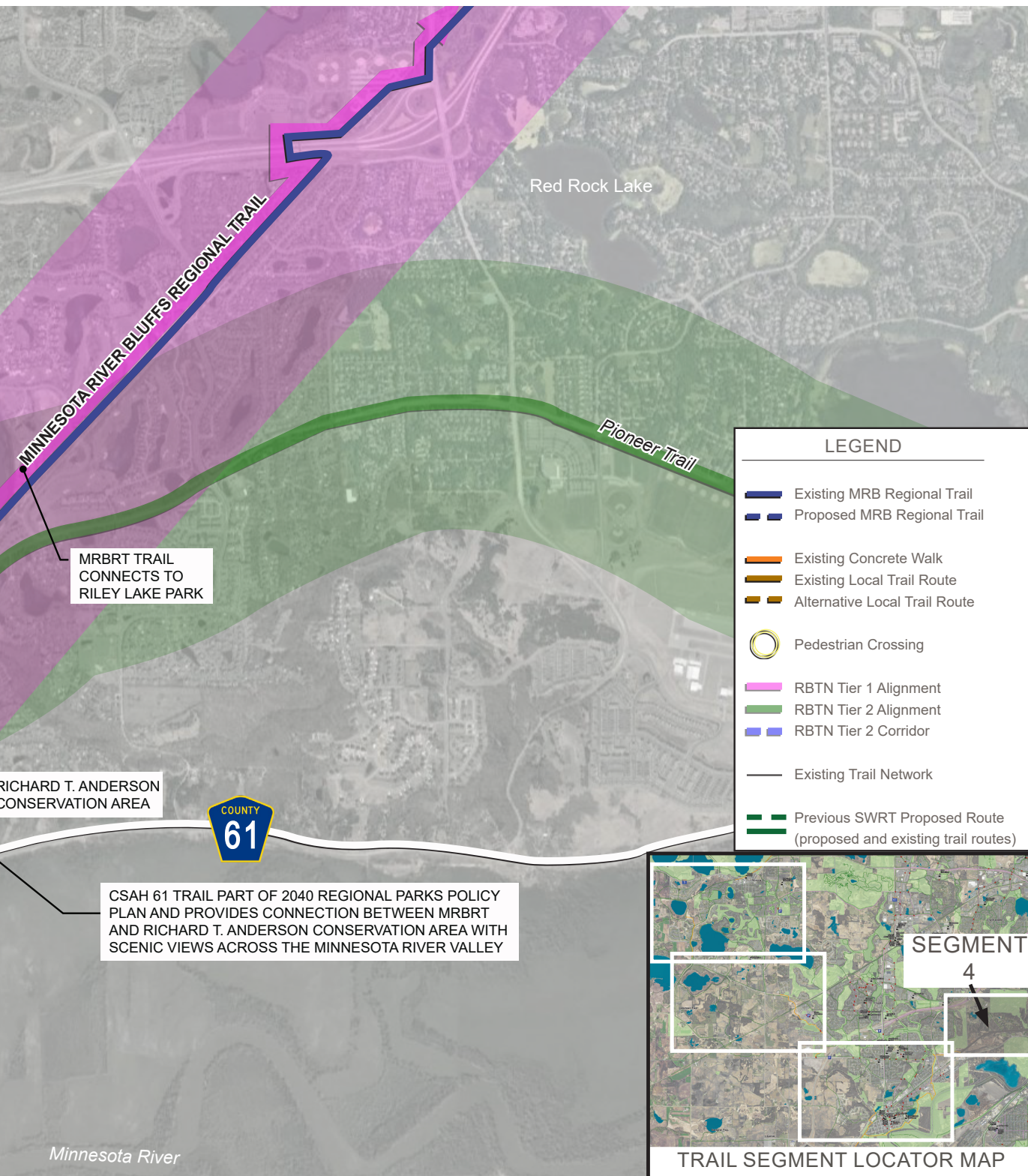


MN River Bluffs Regional Trail: Segment 4

Carver County, Minnesota

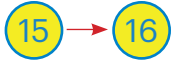
November 2021 | WSB Project number: 012391-000

k:\012391-000\Graphics\Maps\12391 Maps_Existing Conditions_Proposed Trails_2021



The accompanying descriptions provide additional information on the locations of Trail Segment 4 that were previously designated the Southwest Regional Trail and are now to be designated as part of the Minnesota River Bluffs Regional Trail, along with the previously identified. Refer also to the Master Plan for specified trail segment locations. .

Old Audubon Rd to Bluff Creek Dr

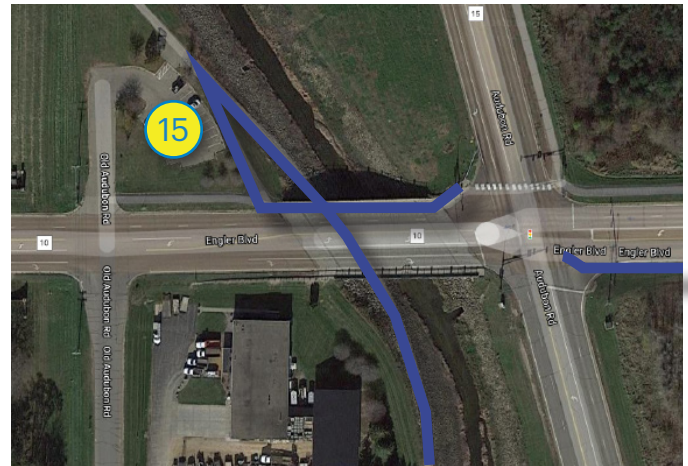


As shown on the enlargement map to the right, the existing trail from the trailhead parking lot (15) extends to Engler Blvd and crosses over the creek along an existing bridge walkway, then crosses Audubon Road along at an existing crosswalk at a controlled intersection. The trail continues east along Engler Blvd.

The existing trail along Engler Blvd has scenic views of the natural open space and wetland complex on the north side of the trail. This is the transition space out of Chaska to the natural settings along the Minnesota River Bluffs.

At the intersection of Engler Blvd and County Road 61/ Flying Cloud Dr, the MRBRT makes a wide curve to parallel County Road 61 but with greater separation from the road. The trail then takes a corner away from the road and into a natural trail corridor where the trail is immersed in significant natural resource settings adjacent to the Seminary Fen Scientific and Natural Area (SNA), a rare natural feature that is home to a number of unique and protected plant species. The trail intersects with Bluff Creek Drive at-grade where a parking lot for a trailhead is located for easy access to the trail with significant natural resources and views. The trailhead parking lot is small and gravel surfaced with a trail informational kiosk.

The previous designation of the Southwest Regional Trail terminated at Bluff Creek Drive where it met up to the Minnesota River Bluffs Regional Trail.



ENLARGEMENT PLAN

Bluff Creek Dr to Pioneer Trail



At this point, the remainder of the trail is part of the original MRBRT alignment which continues to Eden Prairie. This section of trail has had recent improvements which includes reconstruction of the trail segment that was previously washed out during slope failures, a grade separated crossing over the new Highway 101 section north of the roundabout, and grade separated connections to the existing trails at Highway 101 that connect to Shakopee over the Minnesota River. Trails have also been constructed along County Road 61, part of the 2040 Regional Parks Policy Plan, and connect to the Richard T. Anderson Conservation Area.

The significant improvements and additions made to the trail system have been long desired and are already seeing significant usage since the opening of the recent improvements with improved trail access and scenic views across the Minnesota River valley.



Section VI:

Implementation and Management Plan

Overview

Implementing the master plan will require significant initial and long-term capital investments for physical development, operations, and maintenance.

Implementation is expected to occur over a number of years as funding and other resources become available and plans become refined and ready for implementation.

The following considers an overall strategy for implementing the master plan and managing the trail once it is completed. This section also considers Carver County's approach to operations and management as it pertains to the trail. Implementation components include:

- Acquisition Plan
- Development Cost Considerations
- Implementation Strategy and Priorities
- Management and Operations
- Public Involvement in Implementing the Master Plan

This following considers each of these in greater detail.

Acquisition Plan

Property Boundaries and Acquisitions - SWRT

The boundaries of the proposed remaining segments of the Southwest Regional Trail (SWRT) are anticipated to remain within existing road right-of-way (ROW) with no additional land acquisitions or easements necessary for trail development. However, in the limited situations where it may traverse across private property or where additional land would be of benefit (ie: protection of natural resources, adequate buffer, etc.) a trail right-of-way or easement will be sought by Carver County in concert with the LGU as part of future land development proposals or direct negotiations with the land owner. If land acquisitions are not feasible through local park or trail dedication or by other negotiated means, Carver County will seek acquisition funding assistance through the Metropolitan Council.

The master plan allows Carver County and the local cities some flexibility on the final width of rights-of-ways or easements to accommodate site-specific concerns of property owners and the realities of negotiating with a developer or land owner under a willing seller context.

Property boundaries for select segments of the SWRT are illustrated in areas that are not currently developed and actual alignments would be determined during final platting of the proposed developments to include sufficient ROW for trail implementation.

Lands currently under private ownership include lands in Victoria from west of Carl Krey Lake down to Marsh Lake Road. Carver County would work with the City of Victoria to review any future development plans in order to identify ROW suitable for the SWRT corridor through future developments and does not anticipate land acquisition.

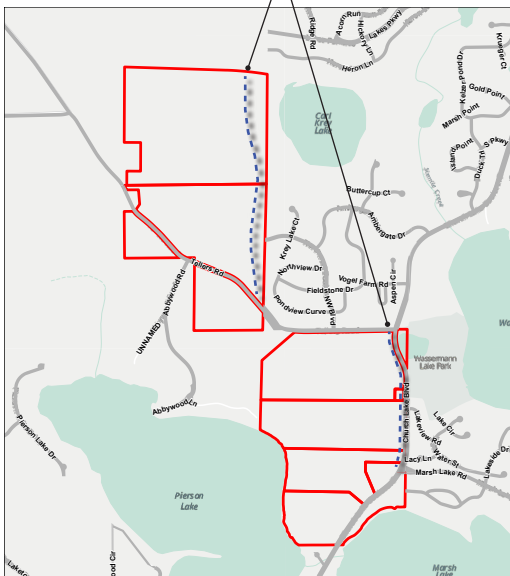
Within the Clover Ridge neighborhood the existing trail gap is currently not under Carver County ownership. Carver County will continue to work with the City of Chaska to review any future development plans in order to secure a trail easement for the existing trail gap.



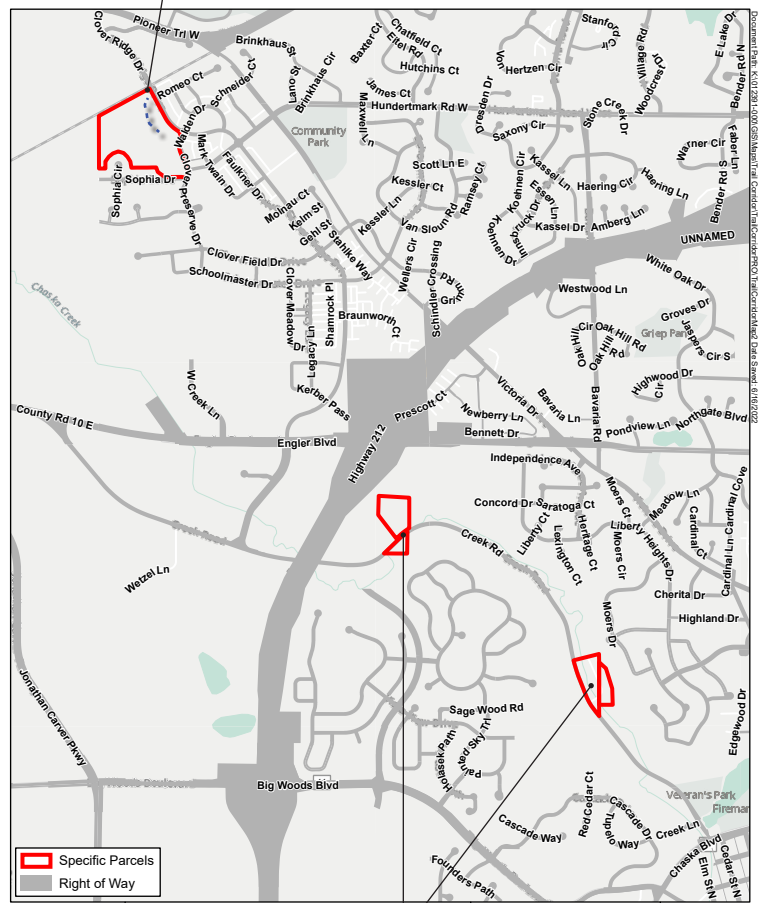
Creek Road in Chaska is currently a County owned road that would be turned back to the City of Chaska. Chaska would provide ROW or easements for trail development within this corridor at no cost to Carver County. Additionally, Carver County will work cooperatively with the City of Chaska consistent with the City's Preferred Growth and Development Plan to identify potential opportunities for land acquisition along the Creek Road corridor through a willing seller process. This could allow for trailhead development, improved access to the creek and natural areas, and protection of the natural resources within this corridor to include bank stabilization efforts. Refer to Trail Segment 3.

The following illustrates existing lands not currently owned or secured by Carver County.

Trail route from Victoria to Marsh Lake Road not currently owned.



Trail route in greenway through Clover Ridge neighborhood not owned

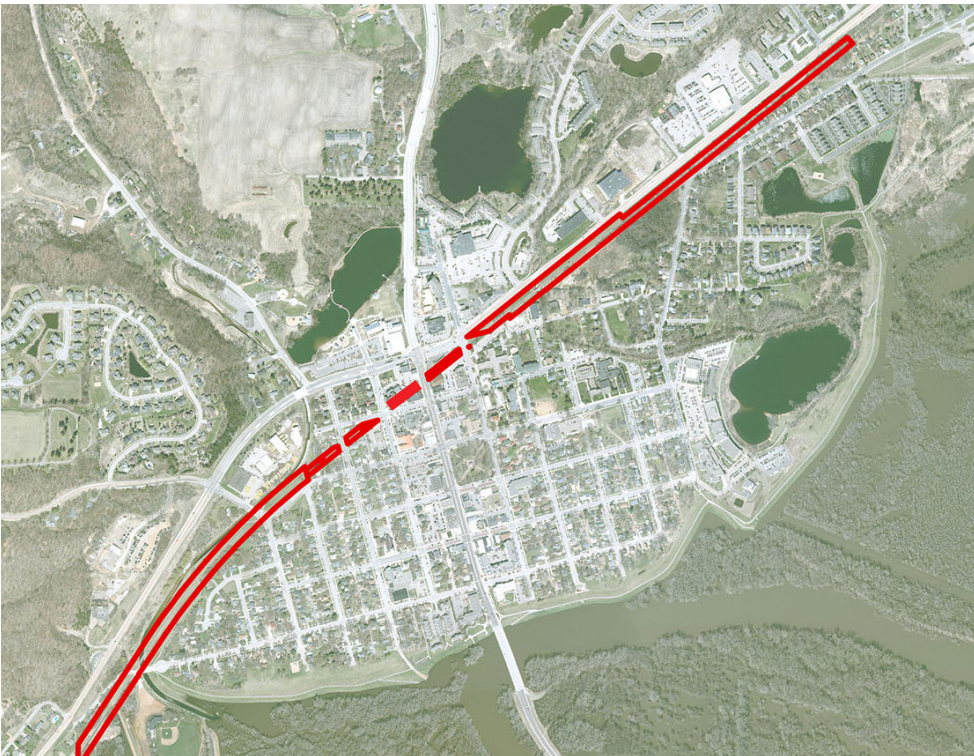


Parcels in consideration for trailheads along Creek Road

Property Boundaries and Acquisitions - MRBRT

In 2018, Carver County completed a land acquisition amendment plan for portions of the Minnesota River Bluffs Regional Trail (MRBRT) corridor that were owned by the Hennepin County Regional Rail Authority for purchase by Carver County Parks. This plan illustrates the Minnesota River Bluffs Regional Trail within the parcels now owned by Carver County Parks.

The boundaries of the proposed Minnesota River Bluffs Regional Trail (MRBRT) for the sections within the railroad greenway through downtown Chaska currently includes parcels owned by the Carver County Regional Rail Authority from West 1st Street up to York Street, all of which will require land acquisition to complete the trail as shown in the red boundaries below. The trail along the Crystal Court property will likely require land acquisition or easements for additional property where existing ROW is not sufficient and to make a connection to the existing levee trail.



Trail Easement and Land Acquisition Cost Projections

Once the master plan has been adopted, Carver County will maintain an open a dialogue with the local cities and affected property owners to stay abreast of market rate acquisition costs and their level of interest in providing a right-of-way, easement or land acquisition. At the time of trail funding, Carver County will formally establish property values for review and approval by the Carver County Board and Metropolitan Council. To-date, no property owner has been individually contacted about acquisition or property valuations.

Development Cost Considerations

Cost projections for developing the trail segments are typical average costs for developing similar trails in Carver County and other local municipalities based on 2020 costs. Costs do not take into consideration special site conditions involving hazardous materials, wetland mitigation, special permitting needs, or road improvement costs.

The following table defines the projected cost for developing the trail.

GENERAL TRAIL DEVELOPMENT COST PROJECTIONS

ITEM	DESCRIPTION	COST ESTIMATE
New Trails	Development of new paved asphalt trail at 10 feet wide. Includes 3.0 to 3.5 inches of asphalt and 8 inches of Class 5 aggregate base, general earthwork and subgrade preparation, erosion control, restoration, pedestrian ramps, and crosswalks. Does not include environmental impacts and mitigation, signals, land acquisition, road improvement costs, or retaining walls.	\$250,000 - \$360,000 per mile
Soil Corrections	General soil correction costs to a 4 - 5 foot depth beneath trail. Does not include wetland impacts or mitigation.	\$500,000 to \$1.5M per mile
Upgrade Existing Trails	Remove existing trail and replace with new asphalt trail at 10 feet wide. Includes 3.0 to 3.5 inches of asphalt over existing trail + extra base work.	\$150,000 - \$250,000 per mile
Trail Box Culverts	Trail box culverts under roads. Does not include environmental impacts and mitigation, land or ROW acquisition, or road reconstruction costs.	\$1,500 per lineal foot for culvert
Boardwalk	Construction of a 12 foot wide boardwalk through wet areas. Assumes no environmental impacts or mitigation. Costs can be variable depending on depth needed for footings / helical piers per soil conditions.	\$1500 - \$1800 per lineal foot
Crosswalk Warning	Installation of crosswalk flasher system on low end to hybrid beacon system on high end.	\$15,000 to \$90,000 each
Trail Amenities	Basic support amenities, including trail information signage, trailhead kiosks, bike repair stations, benches, picnic tables, and related. Approximate costs: - Kiosks: \$15,000 ea - Bike Repair Stations: \$5,000 ea - Bench: \$2,500 ea - Trash/Recycling Receptacle: \$1,500 ea - Bike Rack: \$1,000 ea - Drinking Fountain: \$8,000 ea (not including water service) - Signage: \$350 ea	Varies

Note: A 15% construction contingency is recommended to be added for planning purposes with an additional 20% added for design, engineering and permits. Generally 3-5% added on a yearly basis should be added to account for inflation.

SOUTHWEST REGIONAL TRAIL DEVELOPMENT COST PROJECTIONS

TRAIL SEGMENT #1	DESCRIPTION	COST ESTIMATE
From the Lake Minnetonka LRT (anticipated location) to Marsh Lake Road	Wayfinding sign (1) 600 lineal feet of 12' wide boardwalk 1.7 miles of new paved asphalt trail at 10 feet wide Pedestrian activated signal at Marsh Lake Road * Assumes land acquisition or easements are not necessary and soil correction costs or wetland impacts are not included	\$1.5 - \$1.8M
TRAIL SEGMENT #2	DESCRIPTION	COST ESTIMATE
Marsh Lake Road to Pioneer Trail at Shady Oak Drive	2 miles of new paved asphalt trail at 10 feet wide Concrete pedestrian underpass culvert approx. 250' * Assumes land acquisition or easements are not necessary; soil correction costs, wetland impacts and road reconstruction costs are not included	\$1.2 - \$1.7M
Clover Ridge Drive from Pioneer Trail to Grimm Road	Wayfinding signs (4) Informational kiosk (1) 800 lineal feet of new paved asphalt trail at 10 feet wide 3400 lineal feet of widened trail (from 8 to 10 feet wide) 1000 lineal feet of paved asphalt trail at 10 feet wide (optional: currently concrete - assumes new base) Pedestrian activated signal at Engler Blvd	\$350 - \$500K
TRAIL SEGMENT #3	DESCRIPTION	COST ESTIMATE
Chaska Creek Way from Engler Blvd to proposed Savanna Way	Wayfinding sign (1) 3500 lineal feet of new paved asphalt trail at 10 feet wide	\$200 - \$240K
Creek Road from Savanna Way to 3550 Creek Road	5500 lineal feet of new paved asphalt trail at 10 feet wide Assumes trail is built within existing ROW roadbed	\$260 - \$375K
Trailhead Development	Parking lot for 10 vehicles Prefabricated or vault restroom (2 unisex stalls) Amenities: fix-it station, bench, bike rack, drinking fountain, trash, kiosk	\$200-\$400K
Land Acquisition	Land aquisition costs (4 parcels - includes buildings)	\$2,459,200
Firemen's Park to N Hickory Street	Wayfinding signs (2)	\$600

Note: A 15% construction contingency is recommended to be added for planning purposes with an additional 20% added for design, engineering and permits. Generally 3-5% added on a yearly basis should be added to account for inflation.

Implementation Strategy And Priorities

Optimally, full development of the trail under one phase would be the most efficient and serve the broadest public need. Realistically, actual implementation of the master plan will occur over a period of time as funding becomes available and the remaining trail rights-of-way can be acquired as development occurs. The timing of local roadway realignments, reconstruction and abandonments will also factor into the time frame for trail development along some segments.

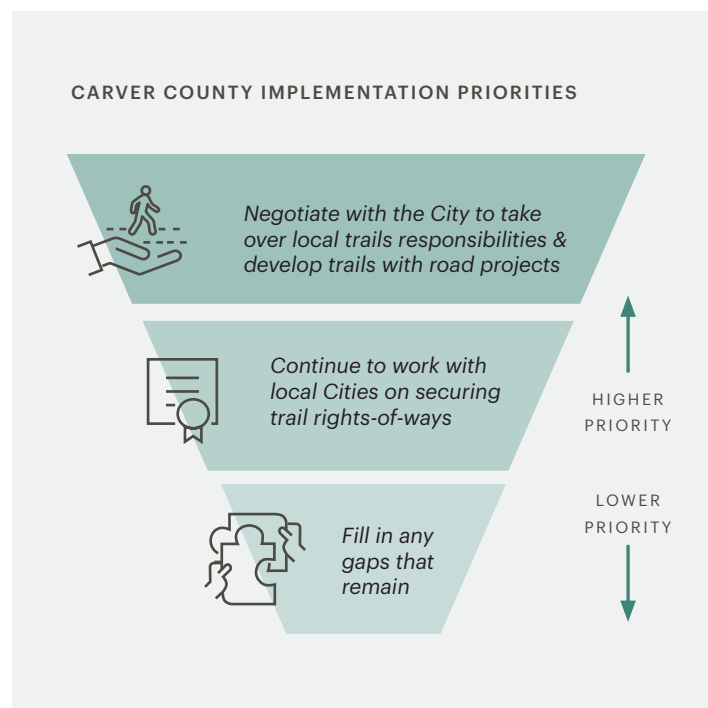


Project Phasing And Priorities

The implementation of the master plan is expected to start in Chaska, where the first priority will be for Carver County to negotiate with the City to take over the responsibility for operating, maintaining, and developing or redeveloping portions of the existing local trails that are identified as being part of this regional trail as well as develop trails in conjunction with road construction or improvement projects. Carver County's construction and operation of trails will be consistent with its established policies. This does not include plowing the trails in the winter, although the County will allow the City to take on this responsibility under a separate agreement, if so requested.

The second implementation priority is for Carver County to continue to work with each of the local cities on securing trail rights-of-ways as development continues to occur at a fairly rapid pace in order to accommodate the trail alignments as illustrated on the master plan. Ongoing collaboration between local cities and Carver County is critical during review and approval of development plans to ensure trail corridors are properly secured to avoid previous setbacks where trail route opportunities were lost.

The third implementation priority will be to fill in any gaps that remain. This will occur as funding allows over time.



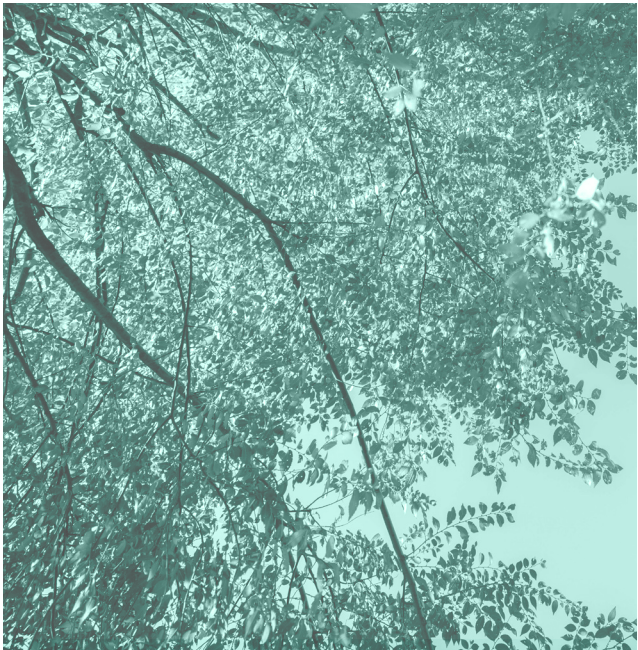
Management and Operations

Carver County is an implementing regional park agency of the Metropolitan Regional Park System. As an implementing agency, Carver County plans, operates and maintains regional parks and trails. The Metropolitan Council establishes policies governing regional parks and trails. The Council's capital improvement program budgets and prioritizes funds for the acquisition, development and redevelopment of regional parks and trails. Matching funds are provided by the State of Minnesota to the Metropolitan Council for capital improvements to the Regional Park System. The Metropolitan Council distributes capital improvement funds to implementing regional park agencies.

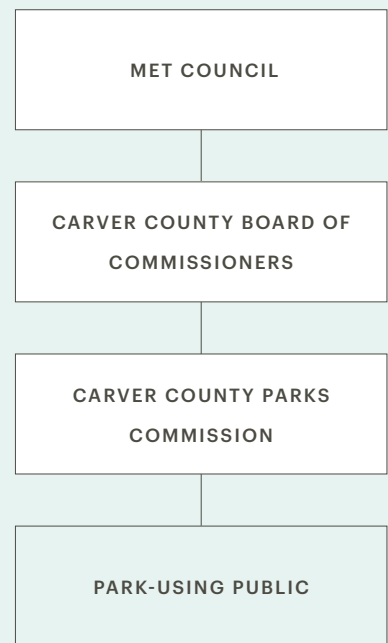
Carver County Parks is charged with the management and operation of the County's parks and trails system, including the trail defined by this master plan. The Carver County Board of Commissioners establishes policies and ordinance for the park and trail system. The County Board sets a budget for operations and maintenance as well as capital improvements for the Parks Department.

The Parks Commission, appointed by the County Board of Commissioners, serves as an advisory committee advocate for County parks and trails. Specific responsibilities include:

- Review proposals and make recommendations concerning park and trail acquisition
- Update the park and trail section of the County Comprehensive Plan
- Prepare master plans for regional parks and trails
- Recommend park operating policies and fees
- Perform fact finding tasks as directed by the County Board



ORGANIZATION CHART



ORDINANCES

The Southwest Regional Trail will be governed by the Carver County ordinance including all amendments. The ordinance incorporates pertinent Minnesota statutes and addresses the following issues:

- Regulation of Public Use
- Regulation of General Conduct
- Regulations pertaining to General Park Land Operations
- Protection of Property, Structures, and Natural Resources
- Regulation of Recreation Activity
- Regulation of Motorized Vehicles and Parking

A copy of the ordinance is available through Carver County and online.

ENFORCEMENT

Trail users will be informed of trail rules and regulations in a variety of ways. Kiosks and signs will be strategically located to address specific information about allowable trail uses, permitted and prohibited activities, fees, and directions. The Carver County Sheriff's Department responds to emergencies and criminal complaints.

GENERAL OPERATIONS

The Parks Department has an annual operations and maintenance budget of approximately \$1.4 million to operate and maintain the County's park and trail system with approximately 7 permanent employees. In addition, approximately 15 - 20 seasonal employees are hired each year for maintenance and recreation programs.

MAINTENANCE

Maintenance of facilities and lands is essential to protect public investment, enhance natural resource qualities and achieve the County's goals of providing users clean, safe, enjoyable year round park experiences. Carver County Parks Department has a clearly defined maintenance program. Reporting to the Park Director is the Parks and Natural Resource Supervisor who directs full and part-time maintenance workers in the maintenance and operations of the park system.

Accomplishing the maintenance needs of this regional trail will add new challenges. As trails and other park land and facilities are further developed, new or expanded maintenance services will need to be provided. Carver County recognizes the need to remain committed to the maintenance needs of parks and trails. The County will budget additional resources as appropriate to operate and maintain new units of the park system.





PUBLIC SERVICES

For the SWRT segment in locations that are currently undeveloped, Carver County will work with the local cities as development plans for roads are planned to identify adequate ROW for trail development.

OUTREACH & AWARENESS

Carver County continues to expand its outreach effort, in an effort to improve public awareness of its park and trail facilities and programs. This outreach effort has various components, including the following:

- **Printed Materials:** Carver County has developed and distributes on a regular basis brochures and maps, including trail and park maps and picnic, camping, and other brochures. Park and trail fliers are also distributed to County departments, libraries, community agencies, and other contacts throughout the community.
- **Electronic Communication:** Carver County has a web page to inform citizens about the County's functions and services (e.g., Park Commission meetings, the master planning process, trails, park facilities, and programs). In addition, the public can contact the Parks office through the County's e-mail system.
- **Other Outreach:** Other forms of outreach and marketing include displays at the Carver County Fair, social media, the production of fliers and brochures and the display of information at County Service Centers, and park kiosks. The County publishes news releases and advertisements in local community and metropolitan area newspapers that highlight upcoming programs and facility openings. The County also promotes park and trail use through feature articles and presentations to other County departments and local agencies.
- **Marketing Initiatives:** Carver County will continue to expand its marketing efforts over time to increase public awareness, understanding, and use of park facilities, services and programs. In addition, the marketing plan will identify the need to expand and diversify marketing and communication efforts to advance park use by minority populations and special needs groups.

Public Involvement in Implementing the Master Plan

Public involvement and comment will continue to be sought during the design and construction phase to ensure that any individual concerns about trail development are addressed in a good-faith manner. In addition, forums for broader public input (e.g., open houses and presentations) are also envisioned as needed to communicate and exchange ideas with interested citizens.

The objectives associated with involving citizens in the implementation process include:

- Determine who the stakeholders are and their interest in a particular segment of the trail
- Understand their needs and unique perspectives
- Identify and understand concerns and problems
- Develop alternatives and find appropriate solutions with input from stakeholders

In addition, Carver County has an appointed Park Commission that advises the County Board on development initiatives within the county. The public is welcome to attend its regularly scheduled meetings. Also, Carver County is continuing to develop numerous tools to provide a consistent level of communication with interested citizens, as previously defined.



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REQUEST FOR ACTION

CHASKA PARKS & RECREATION COMMISSION

09/13/2022

Subject: Harvest West Neighborhood Park Recommendation

Prepared By: Mary Monteith, Parks & Recreation Department

In mid-May, staff sent a mass mailing to approximately 400 residents in the Harvest West neighborhood announcing a neighborhood park meeting on June 14th. Approximately, 50 people were in attendance. We walked the site and reviewed the general layout of the area and the network of trails.

The following week we had an on-line survey out on the Chaska Parks & Recreation website for residents to respond to some concepts and provide feedback. Overall, we had a great response from 110 households located within a half mile radius. The feedback received was reviewed and concept plans were created.

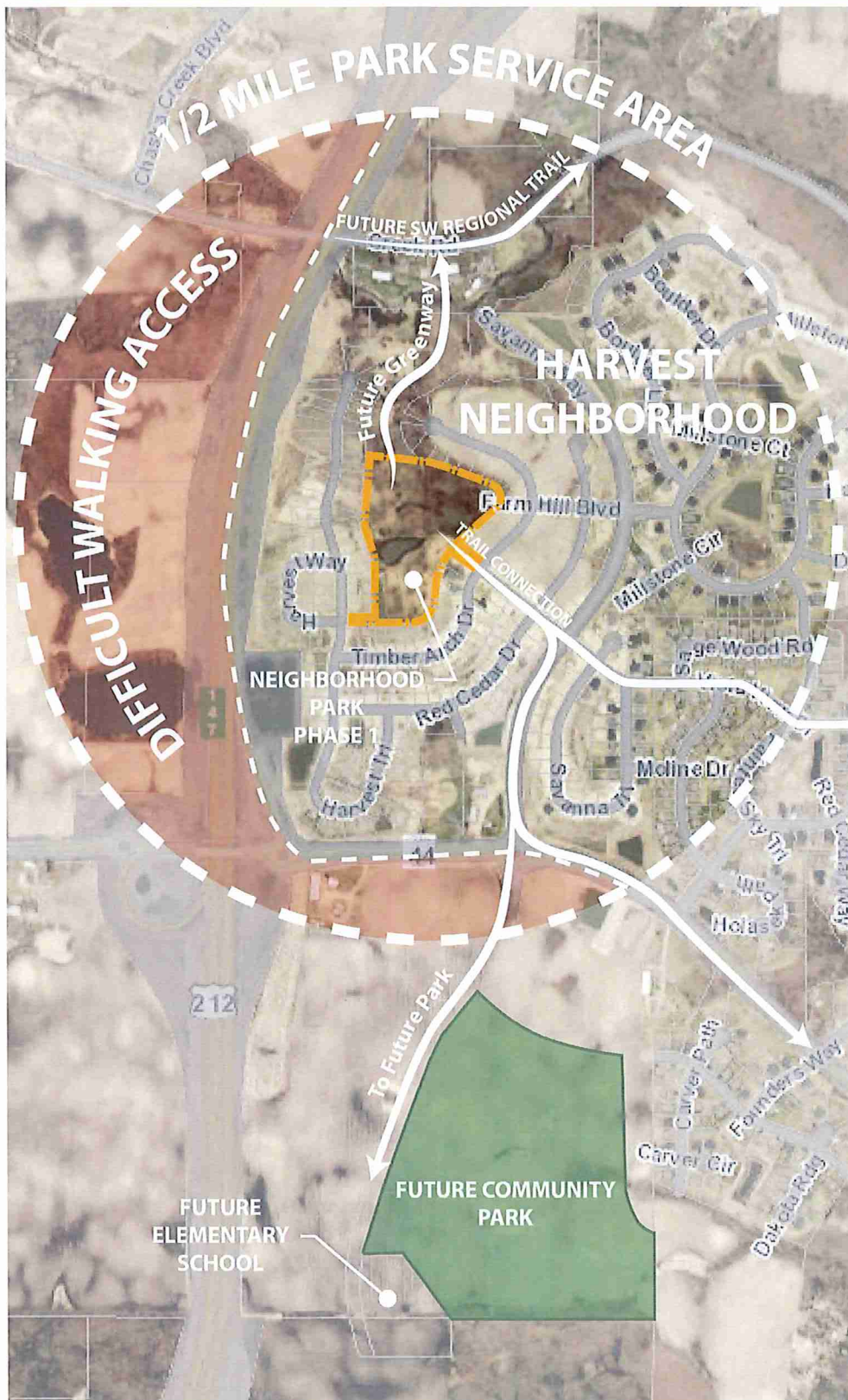
On August 24th, a second neighborhood meeting was held, with approximately 25 neighbors in attendance. Concept plans were shared again based on feedback, questions were answered, overall, a favorable meeting. Attached are the recommended concept plans.

CHASKA PARKS & RECREATION COMMISSION ACTION REQUESTED:

MOTION TO RECOMMEND TO CHASKA CITY COUNCIL APPROVAL OF HARVEST WEST NEIGHBORHOOD PARK RECOMMENDATION

Park Context

The City of Chaska is implementing a new neighborhood park and is presenting a Preferred Concept based on community feedback. Today, August 24, will be a chance to see how the June Survey results have impacted the design decisions that have lead to a preferred concept. The survey returned 112 results representing 378 community members, 99% of which live in the Harvest Neighborhood.

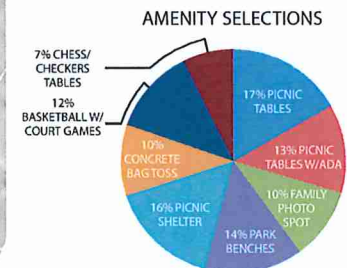
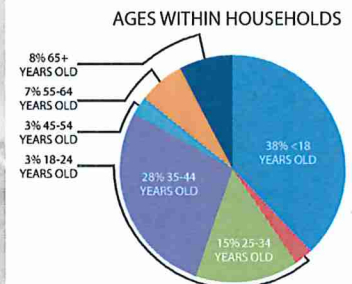
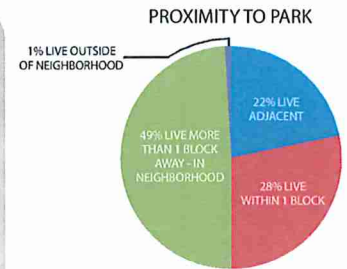


PRIOR TO MAY 2022	Parkland dedication, neighborhood development, wetland + upland restoration work.
MAY 2022	Meeting notice sent to neighborhood.
JUNE 14, 2022	FIRST neighborhood meeting with general information and background.
WEEK OF JUNE 20TH	Online survey open for input.
AUGUST 24, 2022	SECOND neighborhood meeting. Review preferred concept, survey input & design direction.
SEPT. 13, 2022	Park plan to go to the Park Commission for review.
SEPT. 19, 2022	Park plan to go to the City Council for review & approval.
OCT/NOV 2022	City to begin base site work at the park.
SPRING 2023	Amenities to be installed at the park.
BEYOND 2023	Phase 2 park development - North of the wetland.



Survey Results

In June 2022, an online survey was distributed to gather feedback from neighborhood residents on desired park improvements. Options were given for park amenities like: play types, path types, signage types, shelters, and vegetation. Below are the results of the options that were chosen the most, and ranked most highly. These options were then incorporated into the Preferred Plan.



PATHS



Paved Trails



Paths to Overlooks



SIGNAGE



Directional Pedestrian/ Bike



History of Site



Plant + Animal Information

VEGETATION



Additional Shade Trees



Open Play Field

AMENITIES



Picnic Tables



Picnic Shelter



Park Benches Throughout



SHELTER + AMENITIES

The implementation of a small picnic shelter to gather under was one of the highest ranked and most desired park amenities from the survey results. A small picnic shelter will house 1 to 2 picnic tables and a concrete pad centrally located in the park design. Other park amenities to be included in the Preferred Plan are: concrete bag toss stations and bike racks along the paths.

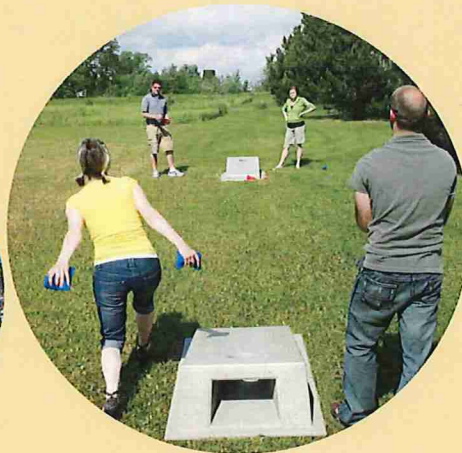


SHELTER



Small Picnic Shelter with Possible Harvest Neighborhood Design Elements

BAG TOSS



Permanent Concrete Bag Toss Stations Along the Trail

BIKE RACKS



Small Bike Rack Station Along The Trail



PLAYGROUND STRUCTURES

The June survey results represented 112 survey takers and 143 children within their households. 99% of these respondents live in the Harvest neighborhood. The most desired play choices were nature-themed, swings, and exercise/adventure elements. Below are 3D images of the preferred play structures based off of survey results. Also included in the play areas will be bench seating.



2-5 YEAR PLAY



5-12 YEAR PLAY



PLAYGROUND FREESTANDING

Both playground structures will incorporate freestanding play features for all ages. Between the two play structures there will be ADA access and 4 bays of swings. The 2-5 age group play area will incorporate sensory and balance play. The 5-12 age group play area will have a large netting structure. Both play areas will incorporate a nature theme, which was the top ranked choice in the survey for the overall play design.



2-5 PLAY



SWINGS



5-12 PLAY



Preferred Plan



REQUEST FOR ACTION

CHASKA PARKS & RECREATION COMMISSION

09/13/2022

Subject: Harvest West Neighborhood Park Name Recommendation

Prepared By: Mary Monteith, Parks & Recreation Department

City staff with approval from City Council defined a park naming process in September of 2019.

The recently developed area of Harvest West in SW Chaska, is currently in the process of developing a neighborhood park. Staff have asked residents of that area for proposals for a park name. The process was opened August 31st – September 7th. Six names were submitted, they are attached.

Staff within the Public Works and Parks & Recreation Departments have submitted a recommendation. The park name submitted, is Savanna Way, which is the main road serving the development. Having the park match the street name helps to provide additional reference to the location of the park. There also is an Oak Savanna tree in the park.

CHASKA PARKS & RECREATION COMMISSION ACTION REQUESTED:

MOTION TO RECOMMEND TO CHASKA CITY COUNCIL APPROVAL OF THE HARVEST WEST NEIGHBORHOOD PARK NAME



Chaska Parks and Recreation

Help Name Chaska's New Neighborhood Park

Submit a Proposal to Name Chaska's Newest Neighborhood Park

Chaska Parks and Recreation invites you to help name the City's newest neighborhood park located in the Harvest West development of SW Chaska. The deadline for submitting naming proposals is *Wednesday, September 7th at 12:00 noon*.

How It Works

1. Complete a Park Naming Proposal Form and turn it in to the Chaska Parks and Recreation office located at 1661 Park Ridge Dr. or email it to parksandrec@chaskamn.com
2. Parks and Recreation staff review the proposals to ensure they are complete.
3. The Chaska Parks and Recreation Commission reviews the completed proposals and makes their recommendation to the Chaska City Council.
4. Chaska City Council receives the recommendation from the Parks and Recreation Commission and makes the final decision/approval.

What Types of Names Will Be Considered?

Priority in naming parks shall be given to geographic features/locations or historic significance unique to Chaska ahead of naming after specific individuals. Please refer to the City of Chaska's Park Naming Policy for a full description.

Thank You for Participating!



CHASKA PARKS AND RECREATION PARK NAMING PROPOSAL

Name Luke Elstad

Address 4348 Millstone Dr

Contact Number 6124182083

Email lukeelstad@gmail.com

My Proposed Park Name Is:

Shady Wood Park // High Woods Park // 212 Ridge Park // Tall Woods Park

Reasons for, or meaning of, proposed park name:

Seems to fit the geographic and nearby theme of roads/woods/landscape
nearby - could also combine the above to mix n match, or include the
species of tree: Oak (eg White Oak Park, Red Oak Park)

Please describe your connection to Chaska:

Lived here since 2015, but MN native



CHASKA PARKS AND RECREATION PARK NAMING PROPOSAL

Name Connie Hildebrandt

Address 6418 Timber Arch Drive

Contact Number 612-501-4018

Email concon1018@gmail.com

My Proposed Park Name Is:

Majestic Oaks Park

Reasons for, or meaning of, proposed park name:

I chose this name because of the beautiful trees that surround the park.
They will provide the park with natural beauty, interest, and shade. They
truly are majestic!

Please describe your connection to Chaska:

I am one of the fortunate residents that live adjacent to the park.



CHASKA PARKS AND RECREATION PARK NAMING PROPOSAL

Name On Behalf of Chaska City Staff

Address _____

Contact Number _____

Email _____

My Proposed Park Name Is:

Savanna Park

Reasons for, or meaning of, proposed park name:

The park contains an oak savanna. thus the name honors the primary
geographical feature of this park area. Additionally, the park location is off
of the street name "Savanna Way" which is the main road serving the
development. Having the park name match the street name helps to
provide additional reference to the location of the park within the city.

Please describe your connection to Chaska:

Staff within the Public Works and Parks & Recreation Departments

