

Chaska Park Board
May 11th, 2021
Meeting Minutes
Chaska Event Center
In person and Via Zoom

1. Call to Order

The May 11th meeting of the Chaska Parks Board was called to order by Chair David Downs at 7 pm, in person and via Zoom.

2. Roll Call-Monteith

In Person-David Downs, Jason Branch, Elizabeth Wynveen, Georgiann Keyport, Jalen Destin, Thomas Massey,

Attendance via Zoom: Donelle Heieie, Karli Cich, Zach Saueressig

Staff: Marshall Grange, Mary Monteith, Kevin Wright, Communications Manager

3. Adopt Agenda

Motion by Saueressig, second by Branch to adopt the May 11th meeting agenda.

Downs asked Monteith to do Roll Call-All Aye's

4. Visitor Presentation

None. Those present are here for Agenda item 7A, Wagner property.

5. Approve Previous Meeting Minutes

Motion by Wynveen, second by Branch to approve Park Board minutes from April 13th, 2021.

Motion Carried.

6. Receive Council and Planning Meeting Minutes

6A. Council Minutes April 5th

6B. Council Minutes April 19th

6C. Planning Minutes March 10th

7. Action Items

7A. Recommendation to City Council & Planning Commission on Lennar Concept Plan for Wagner property

Grange introduced this concept to the board. The placement of this neighborhood park aligns with the 2040 Comp plan, which is our guiding document.

Shared site location, the property in red is the property to be developed. Grange noted the current park locations, the yellow dot is a Jonathan mini park, Acorn Park (Jonathan owned) and Shadow Wood, (city owned). He also addressed the distance between the parks. The blue dot is where we determined the park should go.

Grange shared the concept plan that was submitted by Lennar for review. There is a three-step process for development, a concept plan, a preliminary and then a final plan. Since there will be a park in this development, the park board is responsible for reviewing that piece of this development and making comments and recommendations. The plan then goes on to the planning commission for review and comment, then lastly to the council for preliminary approval. The total site acreage is 45.47, currently showing 102 lots. The city can take up to 10% of the land for park dedication (4.55 acres), cash in lieu of land, or a combination. We are seeking some land and some cash from the developer.

Grange spoke to the Park Exhibit from Lennar and pointed out the recommended location for the park in the NW corner. The developer proposed 2.6 acres for the park, on the back north side of the homes, including a breakthrough between two lots.

His role in this as director of Parks and Rec is to define the best option, what provides the most value for park use, we want to make sure that we are getting land dedication that is useable for the park. Ask the question, how can we use this land for the park. Some of this shows undevelopable land and steep slopes, it would be difficult to get a trail through some of the areas. In his recommendation, lot 52 over from the east, is not usable, it is only about an acre. It is a narrow space, located to the east between a steep slope and the backs of those lots. I am not seeing purpose for that triangular piece, it is not usable area, so not including in the park land dedication. On the Western edge, on the backside of 54/56 are unusable for programming as well.

Grange's recommendation is to omit 3 lots, 53, 54, 55. That would net 2.65 acres, contained in one area, providing nice sightlines into the park, and accessibility. It also highlights the new park for the development. In addition to removing the 3 lots, the city could also look into access to the park off Autumn Woods Park as well. Taking the remainder of the park value in cash to use the funds to do the playground park area.

Grange turned things over to the Park Board for questions:

Keyport-What type of amenities will there be in the park. Grange addressed that, too early for that yet. Once final plan approval, we would talk through that more.

Wynveen-what's typical acreage of Chaska parks? Grange, per National Parks Association, around 3 to 15 acres. There are existing Chaska parks that are way smaller though as well. What feels right here?

Massey-the park entrance, what would that look like? Grange, there are some trees along there, ideally provide sightlines. No parking.

Wynveen-your map of other parks in Jonathan. What is the potential for Jonathan Association to be involved with this? Where are these discussions at? Not sure, that would be between the council and Jonathan.

Saueressig-is there a feeling of too many parks there already? Grange, falls back again to the Comp plan and the vision expressed in it. Staying true to that goal. Shadow Woods is the nearest, a small park behind two houses. Yes, there is a need.

Downs, will certainly serve the needs of the east and north residents.

Cich-would that natural wetland area be kept? Grange, yes, absolutely. The city prioritizes trees and maintaining them.

Wynveen-that area is densely wooded, not ideal for kids and animals. There is a lot of brush back there. Grange, could be a factor in needing those lots omitted for a larger park space.

Josh Metzger-Lennar, as far as joining the Jonathan Association, still exploring that, attorneys are looking into it. Excited to be in Chaska.

He understands where Grange is coming from, and his request, we will probably revise the plan to reflect that. Hoping that there is flexibility, as those three lots are prime lots. Revise things to reflect a 2.5-acre park.

Emily Rome Welter-2887 Ironwood Blvd. She has a signed petition from most of the area around this site, she will share with you. 110 households. They are exceptionally concerned with this development, including the park issues talked about here, as well as the density.

This land is 45.46 acres, there are 150 acres around it, where 100's of us built our homes.

The density proposed for this development is not at all similar to the other existing neighborhoods. That will be addressed in depth at both the upcoming planning and council meetings. The 2.5-acre park you mention earlier, that is the same size as the Jonathan mini park, which has been paid for and maintained by Jonathan residents for years. While we are happy to share our parks, we are not happy to fund the enjoyment of another development that is not participating in sharing in that.

The other piece, that mini park serves 58 homes. What we are proposing here is 102 homes, it simply is not enough. It cannot be balanced on the backs of those of us who have been contributing for years. Think about that, think carefully about the amount of land there and expand that park space.

Everyone here is concerned about this. 110 families. We want to be good neighbors, but this is exceptionally upsetting. We ask you to really look at what is being proposed. 102 homes compared to 58. Focus on the 3-15 acres, specify the 3 lots that you want omitted.

The Park location, consider the traffic it will bring.

You identify the lots to be taken out, it is outrageous that they be allowed cart blanc. They will not do it in our favor. Please strongly consider our opposition to what they are doing here and what they are proposing.

What is the average size of neighborhood parks? Grange shared that NRPA states 3-15 acres.

Doug Schoon, 3095 Autumn Woods Dr-I am recommending to close Autumn Woods Dr to Julian, make it a trail. So many kids cut through here daily going from Pioneer to Audubon, it is dangerous. This is a missed opportunity for a great trail.

Jeremey Landkammer-Here on behalf of Jonathan Association, I serve on the board. We have made it clear to the city planning commission that it is our intent to welcome this type of development, I hope that Lennar moves forward with working with us. I am concerned about the idea of Autumn Woods Drive entrance, not sure how they would access this, there is no trail, it is a very busy road. Concerns with safety and children. Encourage the park board to think about these things. It could be a park for all of Autumn Woods and to work with the Jonathon Association to incorporate that.

Jay Rohe-3621 Cavallo Pass-Historical prospective to this. I represented this group when I was elected. You have the power to look at this park proposal and say no or make things right. It was always a thought this property would be an extension to Autumn Woods. To not be a part of the Jonathan Association would be a big mistake. You have the power to look at this on its merits. From a park perspective, it could be bigger, a larger location. Putting density in when we have the opportunity to connect this neighborhood.

Kirsten Taylor-2893 Forest Ridge, referenced in the 2040 Comp Plan open space is so important. There is no trail along Autumn Woods. Look at the plat design, include some of those things. Consider a trail. Open space that is part of the 2040 plan. Hit that 3-15-acre park, of usable space. Where you are putting the pond and trails. Consider all that.

Mark Lundgren-3075 Autumn Woods Dr. I commend you on the comments on the on-street parking. The park is too small, there is a density issue. If residents from Julian area and Audubon can use it, you will have a parking issue. Expand it.

Downs, neighborhood parks are meant to be walked to

Branch-this is a neighborhood park, right? Clarification? Yes

Emily-I need to better understand the working of the land, money part, explain the workings of park dedication. Grange, could take up to 10% of the land, any more than that would need to be purchased. If we took all the land, we would need to fund the park via taxes.

Emily- Jeremy's comments, if you took all the land, the Jonathan Association has money to build parks. Taking more land to serve a denser neighborhood, marrying it with Jonathon, I would hope that enters these discussions as an option.

Saueressig, to Emily, so it boils down to your petition, what are specifically your wants. Emily, bigger park, and trails, the density concern of the development, concern on increased traffic, and to be a part of Jonathan Association.

Taylor-Hopes it becomes part of the Jonathon Association, that would be great.

Nicole Loeding-2867 Ironwood, safety is big. 100 new homes, 200 new kids, the increased capacity and safety.

Jeremy-clarify, Jonathon invested \$120,000 into Acorn, \$70,000 into Ironwood/Butternut this year. We would love to work with Lennar and take those monies and this space and build it out. There is limitation to these parks, we look at investment we need to make to service these communities. Jonathan would like to work with the city on the amenities on this park and the surrounding neighborhoods.

Gretchen K-2868 Ironwood Blvd., I speak on the trail system, we get out on them, and meeting new people, the safety around things and getting to know people. Echo Emily, get things in writing to Lennar, what you would like proposed, number of lots, etc., to the developer.

Doug-Questions on the process moving forward, Downs explained.

Kim, 2874 Ironwood Blvd. Question on park land allocation, does it consider the density to park land? Grange, we are not looking at the number of homes, we are looking at the amount of space that is there. Generally looking at 2.5-2.65 acres, for a nice grassy area as well as playground and maybe trails. Park access for Autumn Woods drive.

Saueressig-Disconnect between Lennar and Jonathan? Grange not a part of those discussion. Good to know that those conversation are occurring though. Our decisions tonight are based on what we have before us.

Downs, Close the public part, discussion amongst us now, try and focus on just the park piece.

Do we want to proceed with the recommendation that Grange provided to us?

Wynveen, I am disappointed in the park size. Ask for 53, 54, 55, also ask for 56 as well. You need more space for this park, that is to support this amount of community members. If you drive north, there are no parks there either. 2.65 acres is not enough.

Heieie, question, can trails be added/expanded along Autumn Woods north side. Always a fan of more trees, more parkland, more space.

Grange-We would need to come up with a finance resource to build, maintain those trails.

Downs that should be a part of the Master Bike/Trail plan discussion. Not here, we cannot bite off too much.

Grange, may be opportunity for trails along the northern side of that wetland, the city owns that land. Bring trails through there to access the park there, lot 52 to the east.

Saueressig-what are we making recommendation on tonight. Grange, has his recommendations for tonight that he laid out. Do you agree with mine or go another route. Put our best foot forward with city council. We are just a recommending body to them.

Downs, we should get the other concerns outside of our area, to appropriate staff. Grange will do.

Downs-Staff should look into the relationship between the city and Jonathon. Not sure who that staff is or what department.

Branch-concerned with hypotheticals expressed today with regards to Jonathan. Deal with the facts here.

Discussion on a neighborhood meeting that Lennar had held previously.

Grange-Pulled up his recommendation, may need to be more specific with things. Generally going into this, 2.65 minimum acres, recommendation receiving park land and cash, omit 53, 54, 55.

Destin-what is the full size of the development we could take 4.55 acres. Who is responsible for the trails? Grange trails become an amenity we would consider within the park. If we took all the land, whatever trails, playground area, etc., we would need to find the money to do that.

Massey-Alternative to not build the park and take the cash. I agree with Liz, not big enough, do we go up to the 4.55 acres. Maybe we look at the city talking with Jonathan, also access on the north side is a large safety concern. Are those concerns addressed by the planning commission?

Grange, road traffic, is the city and planning, the city has the obligation to do as safely as we can.

Downs-extend the park to the road, get more land. Why wouldn't we include that plot the city owned.

Shoon-walk that property, it is so dense you cannot see oncoming traffic. Always has been a safety issue.

Lundgren-take the land, do not worry about what you are going to put there tonight. You will not get more land later.

Wynveen-request more land for these residents, there will be new families with lots of children who need a big park to play in.

Downs-there is no more suitable land to take. This is a pretty good size area. 4.5 acres is the max.

Heieie-push for more land, this would be a minimum, include a strong recommendation.

Downs, we need to make a recommendation. Is 2.5 acres adequate? Marshall has said it is, I have to agree with him.

Branch-A small park, but big amenities. If we take the land, where will the money come from.

Keyport, we are hearing a density issue when compared to parks around them. Can you recommend to council, tell Lennar to give us more land?

Grange-yes, a recommendation to council, to take the full 10% of land, they would factor that into their discussion. Would need new drawings from Lennar then as well. What is the financial impact on us, \$4,000 per residential unit? 102 units, 100% cash would be \$408,000. At 2.65 acres, \$180,000 to use on amenities. Question of what would Jonathan's contribution be?

Jeremy, it would be best that Lennar did not deed it to the city. Jonathan HOA would like to see Lennar join Jonathan and become a common area property of Jonathan. We would work with the developer on determining that contribution.

Wynveen, recommend what our residence are asking for. 4.5 acres is my recommendation.

Downs, make a motion for Grange's proposal.

2.5 acres, omit the 3 lots, 53, 54, 55

Motion by Massey, 2nd by Heieie

Discussion-Wynveen strongly suggests make a motion to increase the acreage 2.65

Grange suggested to go with Heieie's idea, "strong recommendation to look for more acreage" verbiage.

Further discussion to amend.

Motion to proceed with Grange's proposal, at a minimum with a strong recommendation to find more acreage than the 2.65, if at all possible. Contiguous to the 3 lots, 55, 54, 53. At a minimum strongly recommending that we look for more space if at all possible. Also, the removal of the NW corner of lot 52, over to the east and not including that wedge on the eastern corner in the initial proposal.

Motion by Heieie, 2nd by Cich

Roll Call, Motion Carried

7B. Recommendation to City Council to Approve Carver County SHIP Grant Agreement for Youth Soccer

As part of the Park RX discussions with Carver County, we have been looking at health care and prescribing time in the parks. Then the pandemic hit. We have been looking at diversity and getting more out to explore and enjoy the parks. Look at what barriers there may be and focusing on the Latino community. It was identified that the 7th/8th graders, had nowhere to play soccer. This grant helped address the concern, SHIP dollars were available for \$1,000 for equipment and the coach they will use. A formal agreement from them, that we need to recommend to council approval for the funds.

Downs, who will work with this? Recreation staff will be a part of it. We are hoping for access to the parents to better discuss what their barriers are, and how we can better serve them. Will this be on-going? Will assess things as we move forward.

Motion by Branch, second by Keyport to make Recommendation to the City Council to approve Carver County SHIP Grant Agreement for Youth soccer. Motion carried.

8. Discussion items

8A. Pedestrian and Bicycle Master Plan Update

Grange-Project management team meeting, May 18th, 5:30pm. Seeking community engagement. Project website, Walkbikechaska.org, a lot of information there. Key things, online survey as well as an online WikiMap. Public can play around with it, create new route, trails etc., all ideas would be visible to the public. As of last week, 500 responses. Still want to make sure

we have things out there. Our goal is 1,000. 430 + were via the survey, not the map. So will change the focus a bit.

Other interesting things, the online survey, options to pick walking only, biking only, or both. 25% picked walking only. Majority were both. Compared to other cities, we have way more walkers. Also 75% were female responders, which is very high.

Some areas we are lacking, teens up to age 29, have very low response. Looking to Jalin for some help there. Also, the households of 75+ ages, and households with median income of \$100,000 or less. 2-3 more weeks left for the survey. May bring in a translator to help reach some underserved neighborhoods. Encourage more to interact with those tools.

Branch, maybe the Wikimap putting in your email turned people off? Grange, it is to filter out your comments and go back in to add to it. That is the reasoning for it.

Wynveen, encourage you all to take the survey. Go to: Walkbikechaska.org

8B. CIP Projects Update

Cortina Woods neighborhood park meeting moved to tomorrow at 5:30 due to bad weather last week. An opportunity to thank the residents for their part in the survey results. Jung to talk on the CIP program.

Lake Grace trail, lots going on there. Next week, the crane will be there for moving the bridge. The trail work will wrap up in June.

Resurfacing of the tennis courts and basketball courts at the Town Course Park next week.

Seeking bids on hockey board replacement at Clover Ridge

Cricket Pitch at McKnight to start

Crews at City Square Park, replacing the roof of the Gazebo. The rest of the park is set for next year.

8C. Community Gardens

Keyport presented a PowerPoint presentation on the benefits of community gardens.

Downs asked Grange if he talked with Brian Jung on if there are resources available for this?

Not currently there are not. A longer discussion would need to occur if it is viable option.

Currently the 2 gardens the city has are all rented. There also is one in Jonathan off Bavaria, that currently is not being used.

Question asked if we could offer more if there was interest? Will look more into it and report back. Grange, first determine interest level, is it clustered or spread out? Are people willing to drive to them? A good social aspect as well for all ages.

Keyport recently met with our preschool staff on incorporating a program in with our kids.

Suggested that we look at incorporating it with intergenerational interest. Chat more at the next meeting.

9. Other Business

9A. Board Member Reports

Wynveen-Cycle Chaska, May 22nd. You can sign up on-line, or in person, 3 different options to pick from. The Summer Activity Guide is available on-line. Activities are filling up fast, so get in there and check the programs out.

Keyport-the city's shade tree program is great!

Cich-recently walked the Orange Loop, was fun, went past the dog park for the first time.

Heieie-walking more, people are out hiding Chaska rocks. Shared info. on the Monarch way stations, a cool educational idea for down the road.

Saueressig-Great to go into the CCC with no reservation now! Feels free! Recently noticed the memorial picture of Karen in the Lodge window, very nice.

Downs, thanks for sticking around tonight, a late one.

10. Adjourn

Motion by Saueressig to Adjourn the meeting, second by Wynveen