AGENDA
CHASKA PLANNING COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Wednesday, September 13, 2023
7:00 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
   - 5.A. Approve the Aug 9th, 2023 Planning Commission Meeting Minutes
6. Consent Items
7. Action Items
   - 7.A. PUBLIC HEARING: Recommend Approval of the Comprehensive Plan Amendment (CPA) to Update the Local Surface Water Management Plan (Appendix G)/City of Chaska/PC #2023-22
   - 7.B. Recommend Approval of the Concept Plan for the Public Safety Facility/City of Chaska/PC #2023-21
8. Other Business
9. Receive Other Meeting Minutes
   - 9.A. Receive the July 17th and 31st City Council Meeting Minutes
   - 9.B. Receive the June 26th EDA Meeting Minutes
   - 9.C. Receive the June 13th, 2023 Park Board Meeting Minutes
10. Adjourn

CHASKA PLANNING COMMISSION
MINUTES
AUGUST 9, 2023

1. Call to Order

Vice-Chair Urbanski called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Gaare, Aasen, Baswa, Purdy, Kerber, Campbell, and Vice-Chair Urbanski.

Members absent: Chairperson Brass.

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

3. Adopt the Agenda

Motion by Commissioner Aasen, second by Commissioner Purdy to adopt the agenda as presented.
Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

a. Approve the July 12, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Olson, second by Commissioner Aasen to approve the minutes of the July 12, 2023 Planning Commission meeting.
Motion carried.

6. Consent Agenda

Motion by Commissioner Olson, second by Commissioner Purdy to approve the Consent Agenda as follows:

a. Recommend Approval of the Final Site and Building Plan and Final Plat for Structures, Inc./Jeremy Banken/PC #2023-19

Motion carried.

7. Action Items

A. PUBLIC HEARING: Recommend Approval of the Rezoning and Variance Request from the Wooded Steep Slope Setbacks for Linda Carlson's Home/Linda Carlson/PC #2023-18

City Planner Hanson presented the item to the Commission and noted that it will move on to the City Council on August 21, 2023.

Commissioner Olson asked about the comment about there being a man-made portion that is a steep slope.

City Planner Hanson reviewed the location of the man-made portion and noted that it was excavated out to mine sand but was also used as an interim shooting range area. She noted that the City's ordinance does not delineate between man-made and nature slopes.

Commissioner Olson stated that it appears as though the applicant is asking for variance now so that they will be able to develop more in future years which is a bit of a hang up for him. He noted that everything makes sense, but for that item, he feels they are choosing to put the house in this location for that reason, even though they have another 14.5 acres.

Commissioner Kerber stated this location would also be easier for accessing utilities.

Commissioner Campbell noted that this is supposed to be a sprinkled facility and asked if it would be on the City's water grid for fire hydrant access.

City Planner Hanson stated that their fire suppression would connect into the City facilities. She noted that she did not believe there would be a hydrant within 500 feet for this site but explained that from the Fire Department standpoint, if the structure is sprinkled, then they would be okay.

Community Development Director Kabat explained that was part of what was driving the requirement for the sprinkling.

Commissioner Aasen stated that to him this looks like it will be a great use and has been well thought out.

Dave Nash, Alliant Engineering, stated that he was representing the Carlson family for this application. He explained that the driveway location was selected to reduce the impact to the trees. He noted that the area where they would like to place the house is buildable but the only way to access it is from the bluff area.

Commissioner Olson asked what would happen when the rest of the property is developed and the driveway will be reclaimed. He also asked what will be used and about the process of putting it back into its current state minus the trees that will have to be removed.

Mr. Nash explained that it would just be removing the gravel, the pavement, and would just be part of the development approval. He stated that he assumed that they would just seed it because he didn't think it would make sense to plant trees and would just extend the driveway to the new proposed cul-de-sac.

Vice-Chair Urbanski opened the public hearing at 7:28 p.m.

No one appeared to address the Commission.

Chairperson Brass closed the public hearing at 7:29 p.m.

Commissioner Olson suggested adding another condition that when they remove the driveway, they return it to its natural state and replace the trees that had to be removed in order to put in the driveway.

Vice-Chair Urbanski asked how many trees would be taken out of the portion of the driveway that at some point would be connected. City Planner Hanson stated that it would probably be 2 trees.

Vice-Chair Urbanski stated that this is pretty minor, but would agree that it would be nice to have a few pine trees planted at the end of the driveway in this area, so it sort of blends in to the rest of the woods.

Motion by Commissioner Baswa, second by Commissioner Kerber, to recommend approval of the major variance request to encroach into wooded steep slope and the 30 foot no grade/no mow setback (Zoning Ordinance 15.28.100.C) in the areas depicted on the site plan dated July 26, 2022, to the City Council based on the following findings and conditions of approval, with the additional condition that when they remove the driveway that they return it to its natural state and replace the trees that had to be removed in order to put in the driveway:

FINDINGS:
1. The property in question cannot be put to a reasonable use under the current regulations and setbacks.
2. Staff feels the plight of the landowner is due to circumstances unique to their property not created by the landowner. The wooded steep slope delineations are a natural formation.
3. Staff also feels that the variance, if granted, will not alter the essential character of the area. The home and driveway are located in an area that will be fairly obscured from adjacent properties. The home and driveway will be able to fit into the long-term plan for the site when it develops.
4. There is not a reasonable alternative to the variance. The home and driveway are proposed in a location that would be less invasive on significant trees due to its close proximity to Schram Haus and the proposed temporary access. The location is also on the flattest and thinnest wood covered area of the site therefore minimizing the impacts.
5. The proposed home and driveway are not greater than necessary to accomplish the landowner's objective. The home and driveway were designed to be reasonable and sensitive to its context. The home is located in an area that will not impact wooded steep slopes and its required setbacks. The driveway is smaller than typical driveway widths but will still accomplish the landowner's objective and meet Fire standards.
CONDITIONS OF APPROVAL:
1. Approvals shall be based on the following graphic exhibits:
a. Project Narrative (pgs 1-3), submitted by Alliant Engineering, dated July 18, 2023
b. Carlson Property – Overall Aerial, submitted by Alliant Engineering, dated May 23, 2022
c. Carlson Property – Site Aerial, submitted by Alliant Engineering, dated July 26, 2022
d. Cover Sheet, submitted by Alliant Engineering, dated July 26, 2022
e. Tree Survey, submitted by Alliant Engineering, undated
f. Site Plan, submitted by Alliant Engineering, dated July 26, 2022
g. Sediment and Erosion Control Plan, submitted by Alliant Engineering, dated July 26, 2022

h. Grading Plan, submitted by Alliant Engineering, dated July 26, 2022
i. Utility Plan, submitted by Alliant Engineering, dated July 26, 2022
j. Grading Plan with Driveway Profile, submitted by Alliant Engineering, dated July 26, 2022
k. Carlson Property/DR Horton Overall Site Layout, submitted by Alliant Engineering, dated June 7, 2023
l. Access Easement Exhibit, submitted by Alliant Engineering, dated December 22, 2022
m. Utility Easement Exhibit, submitted by Alliant Engineering, dated December 22, 2022
n. Architectural Plans (pgs 1-3)Page 51 of 112
2. Provision of a temporary access easement and utility easement to be executed and recorded prior to issuance of a building permit.
3. Coordination with the City Engineer with regard to utility connections.
4. Preservation of 18% wooded steep slopes including a 50 foot building setback and a 30 foot no grade/no mow setback from the edge in areas where variances are not granted.
5. Provision that home contains a fire suppression system as approved by the Fire Marshal.
6. At the time that future development is approved and constructed on the Carlson lot the home and driveway shall access from the local street system of such development and the temporary access easement on the Schram Haus property (3700 Chaska Boulevard) shall be dissolved.

Motion carried.

Motion by Commissioner Gaare, second by Commissioner Purdy, to recommend approval of the rezoning from Open (O) to Planned Residential District
(PRD-81).

Motion carried.

B. Recommend Approval of the Concept Plan for 3740 Chestnut Street and PID 303300020/Audrius Asakenas/PC #2023-20

City Planner Hanson presented the item to the Commission and noted that this is slated to go before the City Council on August 21, 2023.

Tom Goodrum, Moore Engineering, stated that there are excited about this project and shared some history of how this project has gotten to this point. He noted that they are still in negotiations with TEL so what they have depicted tonight is the maximum build out 'if' they bought property from them.

Commissioner Kerber asked if the Commission was basically looking at the same plan that was presented last time, but has just doubled in size.

Mr. Goodrum stated that was correct.

Commissioner Olson asked about the logic of having the design the way it is being presented instead of having it flipped the other way.

Mr. Goodrum stated that instead of having all the traffic wrap around the building to get to the back side of the C they felt the best way to get the trucks in and out as fast as possible it should be designed this way. He noted that with the berm along Highway 41, they felt confident that they could screen it and explained that it was more for safety reasons than aesthetics. He explained that they wanted to keep the area as natural as possible along the lake side of the property.

Commissioner Olson stated that he was happy to see this project come back through the way it is being proposed because he felt the first iteration was trying to cram in too much in order to get everything that they wanted within the space that they had. He asked staff about the plans for construction on Highway 41 and the right in/right out and how the City would commit to monitoring that access, if this project moves forward, once everything gets back to a normal state.

City Planner Hanson stated that one of the things that the City will have to look at when they get into preliminaries is understanding the type of traffic generation that they will be looking at for this site. She stated that long-term it will be highway access, so the State would have jurisdiction over the access point there.

Commissioner Olson stated that it was not addressed when Costco went in and he feels there were a lot of after the fact conversations. He stated that there have been a lot of variables that have changed and would like to know how it will be handled.

Mr. Goodrum stated that there is a shared access easement with Pondview which will have to be addressed and most likely changed or expanded as this moves forward. He stated that they have not designed the site yet, but he suspects that they will be looking at ways to create better visibility at this access point.

Commissioner Aasen stated that feels that this looks like a great use for the site and especially likes the idea of expanding with the additional TEL property.

Motion by Commissioner Aasen, second by Commissioner Baswa, to recommend approval to the City Council of the Concept Plan for 3740 Chestnut Street and the 3.37 acres on the southeast portion of TEL's property (3455 Lyman Blvd), subject to the following conditions:
1. Approvals shall be based on the following graphic exhibits:
a. Project Narrative (pgs 1-5)
b. Vicinity Plan, submitted by Civil Site Group
c. Alta/NSPS Land Title Survey, submitted by Civil Site Group, dated June 19, 2023
d. Alta/NSPS Land Title Survey (Topo Detail), submitted by Civil Site Group, dated June 19, 2023
e. Overall Lot Plan, submitted by Civil Site Group, undated
f. Enlarged Lot Area Plan, submitted by Civil Site Group, undated
g. Site Exhibit (pg 1), submitted by Civil Site Group, dated January 16, 2023
h. Concept Site Plan (pgs 1-2), submitted by Civil Site Group, undated
i. Fire Truck Turning Plan, submitted by Civil Site Group, undated

j. Schematic Floor Plan (pg SD01), submitted by Thielen & Green, dated January 20, 2023
k. Schematic Elevations (pg SD02), submitted by Thielen & Green, dated January 20, 2023
2. Adherence with the Engineers Memo dated August 9, 2023.
3. Compliance with the MnDOT memo when made available.
4. Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.
5. Provision of easements for the shared access (vehicular cross access easements) and utilities (utility easements) that service this lot, to be recorded with the plat.
6. Coordination with the City Engineer with regard to utilities, grading and drainage.
7. Installation of all site lighting at a 0 degree angle with the light source fully concealed.
8. Provision of a material board to be submitted at preliminary submittal.
9. Utilization of modular face brick or natural stone as a Class I material.
10.Uses that require auto maintenance or exterior storage will not be permitted.
11.Provision of a wooded steep slope field walk with staff to determine the wooded steep slope delineations prior to preliminary submittal.
12.Provision of a 50 foot building/parking setback and a 30 foot no grade/no mow setback from the edge of 18% wooded steep slopes.
13.Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.
14.Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.
15.Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.
16.Provision that signage for all tenants to use similar signing methods and design.
17.Provision of a sign plan to be submitted at preliminary.
18.Provision of a storm water management plan meeting City and Carver County WMO standards.
19.Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).
20.Provision that all mechanical equipment will be fully screened from view.
21.Compliance with Section 15.28.120 Building Design/Materials and Site Design.
22.Provision to further explore more building design elements in line with the context of Chaska, and to be addressed at preliminary submittal.
23.Provision to further explore more design methods to allow a more cohesive look with the material applications, and to be addressed at preliminary submittal.
24.Coordination with Electric Department on service locations.
25.Provision of decorative front doors and overhead doors on the south,

north and interior facades, and to be shown on the elevations and as specs at preliminary submittal.
26.Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.
27.Provision of a tree preservation plan to be submitted at preliminary.
28.Provision of a fire truck turning exhibit to be submitted at preliminary.
29.Provision of a truck turning exhibit to be submitted at preliminary.
30.Provision of irrigation for the landscaped and sodded areas of the site.

Motion carried.

8. Other Business

9. Receive Other Meeting Minutes
   A. Receive the June 26, 2023 City Council Meeting Minutes

Vice-Chair Urbanski
- Noted that the Chaska Community Center had their Open House today. He encouraged people to give their feedback on the proposed plans.

10. Adjourn
Motion by Commissioner Kerber, second by Commissioner Aasen to adjourn the meeting at 8:00 pm.
Motion carried.

REQUEST FOR ACTION
CHASKA PLANNING COMMISSOIN
9/13/2023

Subject: **Appendix G – Local Surface Water Management Plan Updates - Comprehensive Plan Amendment (CPA)**

Prepared By: Brent Alcott, Water Resources Coordinator

Staff Recommendation: Motion to approve revisions to Section 5.3.2 (Stormwater Design Standards) of Appendix G: Local Surface Water Management Plan

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BACKGROUND

Section 5.3.2 of the Local Surface Water Management Plan provides the framework for stormwater management for new development and redevelopment projects within the City of Chaska.

The City of Chaska has a Municipal Separate Storm Sewer System (MS4) permit from the Minnesota Pollution Control Agency (MPCA). This permit allows the City to manage the stormwater system separate from the sanitary sewer system and to discharge to stormwater public waters (lakes, creeks, wetland, etc.). As part the MS4 permit, the City is required to adhere to specific criteria intended to reduce the amount of pollutants in stormwater runoff from entering public water. The MS4 permit must be applied for every 5 years, the most current of which requires permittees to adopt stormwater design standards consistent with the new permit requirements. The stormwater standards proposed by this amendment have been drafted to be consistent with those requirement as well as include minor language changes to clarify interpretation and for consistency with current City policies.

The stormwater management standards revisions proposed by this amendment have also been shared with other local regulatory agencies (watershed, water management organizations, soil water conservation districts) for comment, all of which have been incorporated into these proposed revisions.

CURRENT REQUEST

The Comprehensive Plan Amendment (CPA) request consists of revisions to Appendix G: Local Surface Water Management Plan. This amendment specifically seeks to revise the existing Chaska Stormwater Management Standards to adhere to Minnesota Pollution Control Agency requirements, provide consistency with other local stormwater regulatory agency requirements, clarify current rule interpretations, and formalize existing City policy and guidance.

Below is a summary of the substantial changes to the Stormwater Design Standards. Minor changes to clarify existing rule interpretation and formalize existing policy are also included in the revised standard. Additionally, the proposed standards include adoption of the Minnesota Stormwater Manual and the Minnesota Pollution Control Agency Construction Stormwater by

reference. Because parts of the current standard are also included in these documents, some portions of the proposed standard were removed to avoid duplication.

Section 5.3.2.1 Submittal Requirements
Subsection 6: City guidance is commonly provided to developers that request a slope stability analysis to ensure safety to homes in the event of a steep slope or bluff failure. This subsection was added to formalize this guidance to ensure protection for new home construction.

Subsection 7.e.3: This section was originally included to provide guidance and flexibility to developers for how to model stormwater runoff from compacted and decompacted soils. This is no longer needed as all sites are now required to be decompacted following mass grading. Decompaction and topsoil language was added to section 5.3.2.4 Sub. 25 to be consistent with other regulatory agencies (Lower MN Watershed District, Carver County Water Management Organization).

Subsection 7j: To be compliant with MS4 permit, owners of private stormwater facilities need to provide a maintenance agreement and record with Carver County that will ensure these facilities are maintained by the owner in perpetuity.

Section 5.3.2.2 Erosion and Sediment Control Rules
The current standards referenced Carver County Water Management Organization rules, however, current MPCA guidance has been provided that requires adoption of the Minnesota Construction Stormwater General Permit by reference.

Section 5.3.2.3 Stormwater Conveyance
Subsection 4: Current City guidance is to provide a stable flow route from pond discharge locations to receiving water (creek, lake, etc). This revision requires that pond discharges be conveyed via storm sewer pipe to receiving water OR if storm sewer is not feasible, to provide calculations and plans showing that the proposed discharge route through steep slopes/ravine will not result in erosion.

Section 5.3.2.4 Stormwater Quantity
Subsection 7 and 8: Current design standards require that both new and redevelopment projects adhere to the City's rate control standard of 0.2 cubic feet per second for each acre of development area. As the number of redevelopment projects has increased in recent years, it has become apparent that this standard is most often not attainable for redevelopment projects given existing conditions site constraints. The proposed revision retains the existing standards for new development projects and allows redevelopment projects to be designed to provide no discharge rate increase over the existing development conditions with all new impervious surfaces required to meet the 0.2cfs/acre standard.

Subsection 19: Currently, the City does not have a stormwater pond capacity requirement for retention above the 100-year, 24-hr (7.32 inches) rain rainfall event; this is a new standard. When stormwater ponding areas are proposed to be located adjacent to bluffs, steep slopes, and ravine areas, the system needs to be designed to accommodate a 500-year rainfall event (10.2 inches) without overtopping. The purpose of this addition to provide climate resilience to the City system by incorporating additional stormwater storage and increased conveyance

capacity to prevent the system from overtopping during large precipitation events in sensitive areas.

Section 5.3.2.5 Stormwater Quality
Subsection 2: This revision changes the current standard which requires a specific pond capacity based on runoff volumes. The proposed standard requires calculations showing nutrient and sediment reductions for the stormwater system design, rather than a simple pond volume amount. This will allow design flexibility and allow innovative stormwater solutions that focus on desired outcomes and provide equal or greater removal rates compared to the current pond sizing requirement.

Section 5.3.2.6 Stormwater Abstraction
This section was removed and replaced in its entirety. The new standards were drafted to be consistent with the requirement outlined in the City's MS4 permit. Additionally, it is noted that the Riley Purgatory Bluff Creek Watershed District and the Carver County Water Management Organization have standards more restrictive, and that the City will consider their permit approval and justification for City standards being met.

The purpose of the abstraction standards is to require projects to retain a certain runoff volume (based on the size of the development) of water onsite through infiltration (water that soaks into the ground) and filtration (water that flows through a sand filter). The proposed standards also include a sequencing process that provides flexibility for projects to allow a less restrictive requirement if certain site constraints (poor soils, contaminated soils, high water table) can be shown.

PLANNING COMMISSION ACTION REQUESTED
Motion to recommend approval of the Comprehensive Plan Amendment (CPA) to Section 5.3.2 of Appendix G: Local Surface Water Management Plan

5.3.2 Design Standards

Design standards for stormwater management are presented in the following sections. These standards apply City-wide. In areas where there are also Watershed (or other) requirements, then the more restrictive roles are understood to govern in each case. Enforcement of the rules will be the responsibility of the governing entity. Additionally, the City is aware of other regulations governing stormwater management, such as the MPCA's NPDES Construction Stormwater General Permit, and will adhere fully to them City-wide.

5.3.2.1 Submittal Requirements

All grading, erosion control, and site restoration work must be done in accordance with the most recent editions of the MnDOT Standard Specifications for Construction, the MPCA's NPDES Construction Stormwater General Permit, the Minnesota Stormwater Manual, Chaska Engineering Guidelines, and this LSWMP and its updates.

An application containing the following information shall be submitted by the responsible party of a site or an authorized representative. The responsible party must sign the application and cannot transfer authority. At City discretion, less information may be required to constitute a complete application.

1. The site location with property lines in relation to surrounding roads, slopes greater than 6%, other geographic features, buildings, and other structures;

2. Existing and proposed two-foot contours for the site; this includes contours, invert elevations of existing storm sewer, or spot elevations of the conveyance system from drainage discharge points to the nearest receiving waterbody and for a minimum of 100 feet beyond the site boundary. Evidence that the natural and structural conveyance system can accommodate flows to the nearest receiving major waterbody or evidence of drainage easements on neighboring properties where runoff flows are redirected or concentrated must be submitted. This shall include submitting proposed rates, volumes, velocities, and duration of flow if needed. Documentation that drainage flowing onto the site from upstream areas is managed shall be submitted. In addition, drainage to a public ditch must meet the requirements of MN Statute 103E;

3. Finished floor elevations;

4. Identification and location of all on-site water features, including waters of the state;

5. In areas where there has been a natural resource or similar inventory, the location of trees and vegetation on site, with identification of those trees and vegetation intended to be retained;

6. For projects that are proposed adjacent to bluffs, ravine, or steep slopes; a slope stability analysis from a Geotechnical Engineer may be required upon request of the City Engineer to demonstrate an acceptable margin of safety for proposed development, homes, and stormwater pond areas.

7. Stormwater management plan. The plan shall have both existing and final proposed conditions

drawn to scale and shall contain the following:

a. Existing subwatershed boundaries, drainage patterns, and flow directions shown on a separate figure;

b. Location and amount of impervious area including roads, trails, parking areas, and building areas;

c. Hydrologic calculations for runoff volume, velocities, and peak flow rates for the 2-year, 10-year, and 100-year, 24-hour rainfall events and the 10-day, 100-year snowmelt event;

d. All tributary areas must be accounted for in design calculations. Offsite drainage areas are exempt from rate control and water quality standards, however, these flows must be included in the stormwater design and allowed to pass through the project area without impacting upgradient or downgradient properties. Routing of offsite areas through proposed BMPs is subject to approval from the City Engineer.

e. CN values published by the NRCS shall be used for stormwater modeling, with the following exceptions:

1) Agricultural areas will be modeled with a CN value of 65;

2) Cover type “open space” will be based on the amount of topsoil as well as grass cover. Less than four inches of top soil equals poor condition; more than four inches of topsoil equals good condition;

f. For designs that discharge to existing City stormwater systems, calculations must be provided demonstrating sufficient capacity and show no downstream impacts.

g. Normal water level, 100-year high water level (HWL), and emergency overflow (EOF) elevations for the site (includes yard and street low points as well as stormwater ponds);

h. Stormwater treatment devices that remove oil and floatable material (for example, pond outlets with submerged entrances) shall be part of system design;

i. Plans, specifications, and computations for stormwater management facilities submitted for review shall be signed by a professional engineer licensed in the State of Minnesota. All computations shall be submitted with the plans.

j. A Stormwater Facilities maintenance agreement must be provided and recorded with Carver County for all privately owned systems.

8. Erosion and sediment control plans shall have both existing and final proposed conditions drawn to scale, shall be consistent with the latest NPDES Construction Stormwater General Permit, and shall include the following:

a. Proposed area of grading or other land-disturbing activities and delineation of the limits of disturbance including areas of grubbing, clearing, tree removal, grading, excavation, fill, and

other disturbance;

b. Quantify the soil or earth material to be removed, placed, stored, or otherwise moved on-site;

c. Locations and descriptions of proposed runoff control, erosion prevention, sediment control, and temporary and permanent soil stabilization measures;

d. A sequence of land alteration activity and corresponding implementation of erosion control practices, monitoring, maintenance, and removal of erosion and sediment control measures, and permanent site stabilization measures. Prior to commencing activity (following all necessary approvals), the responsible party shall provide the City with a construction schedule;

e. The City or County, upon the advice or request of its engineer or the SWCD, may require additional reports such as but not limited to a geologic report or a soils report. Such requirements shall be written and shall contain the specific requirements for the report.

f. An interim grading and stormwater drainage plan must be provided for projects that mass grade before the stormwater system is completed.

9. Wetland protection. The plan shall have both existing and final proposed conditions drawn to scale and shall contain the following:

   a. Documentation of permits and process required under the Wetland Conservation Act (WCA);

   b. Delineated boundaries of wetlands.

10. Floodplain and shoreland. Documentation that the application meets the requirements of the City's Floodplain and Shoreland Ordinances.

11. If an activity is subject to another permitting process that requires similar information, information developed for the other process may be used in this application to the extent it fulfills the requirements. The Stormwater Pollution Prevention Plan (SWPPP) developed for the site to meet NPDES requirements must be submitted as part of these applications.

12. Additional information as relevant and necessary to evaluate an application may be required.

5.3.2.2 Erosion and Sediment Control

1. The City of Chaska adopts by reference the erosion and sediment control design and operational standards set forth in Minnesota Construction Stormwater General Permit (Authorization to discharge stormwater associated with construction activity under the National Pollutant Discharge Elimination System, NPDES (MNR1000001).

2. Erosion and sediment control best management practices (BMPs) must be designed and maintained to prevent the deposition of sediment or construction material into waters of the state, neighboring properties, or City stormwater conveyance systems.

3. Erosion and sediment control BMPs must be installed prior to commencing any construction activity.

5.3.2.3 Stormwater Conveyance

1. Storm sewer shall be designed using the Rational Method. All calculations are subject to the City Engineer's approval.

2. All storm sewer shall be designed using 10-year return frequency storm intensities. 50-year return frequency storm intensities are required for areas that overland flow to ravines and for any additional areas determined to be flood-prone by the City Engineer.

3. A Manning's "n" coefficient of 0.013 shall be used for the design of concrete and plastic sewer and a coefficient of 0.024 shall be used for corrugated metal pipe.

4. Discharge onto steep slopes and/or ravine is not allowed unless no feasible alternative exists. In those cases, calculations must be provided showing that runoff rates, volumes, and velocities will not result in erosion. Erosion protection (i.e., riprap, turf reinforcement mat, rock checks, drop structures, etc.) is required to protect erosion prone slopes and conveyances.

5. Provide for overflow routes to drain low points along streets or lot lines to ensure a minimum freeboard of 1 foot from the lowest exposed structure elevation. Some low points may be determined to act as ponding areas by the City Engineer and will require 2 feet of freeboard between the calculated 100-year HWL and lowest exposed structure elevation. Design criteria verifying the adequacy of the overland drainage route capacity may also be required.

6. The maximum elevation difference between a street low point and emergency overflow elevation is 3 feet.

7. Emergency overflows from all low points and stormwater ponds must be clearly shown on the plans with labeled elevations.

8. The maximum spacing between manholes is 400 feet.

9. To the greatest extent possible, manholes shall be placed in paved surfaces outside of wheel paths (3 feet and 9 feet off centerline) or other readily accessible areas.

10. Minimum pipe size shall be 12 inches diameter.

11. Aprons or flared end sections shall be placed at all locations where the storm sewer outlets.

12. All inlet/outlet flared end sections shall be furnished with hot dipped galvanized trash guards. All trash guard installations will be subject to approval by the City Engineer.

13. The last three pipe joints from the flared end section shall be tied together.

14. Riprap and filter blanket shall be placed at all outlet flared end sections in accordance with the City's standard detail.

15. The invert elevations of the pond inlet flared end sections shall match the NWL of the pond. Submerged pond inlets will only be allowed at the discretion of the City Engineer.

16. If the storm sewer is to be installed less than 10 feet deep within private property, the easement shall be a minimum of 20 feet wide with the pipe centered in the easement. If the storm sewer is 10 feet deep or greater, then the easement shall be twice as wide as the depth or as required by the City Engineer.

17. Junction manholes should be designed to limit the hydraulic head increase by matching hydraulic flow lines and by providing smooth transition angles.

18. In the development of any subdivision or ponding area, the developer and/or property owner is responsible for the removal of all significant vegetation (trees, stumps, brush, debris, etc.) from any and all areas which would be inundated by the designated controlled NWL of any proposed ponding as well as the removal of all dead trees, vegetation, etc., to the HWL of the pond.

19. Outlet control structures from ponding areas are required as directed by the City Engineer. Location and appearance of outlet structures shall be subject to City Engineer approval and may require landscape screening.

20. Inlets should be placed and located to eliminate overland flow in excess of 400 feet. Additionally, inlets should be located such that 3 cfs is the maximum flow at the inlet for the 10-year design storm.

21. Where possible, outlet velocities should be limited to 5 fps for the design storm.

22. Open channels should be designed with longitudinal slopes of 1 percent or greater.

23. Open channel side slopes should be designed at 4:1 side slopes or flatter.

24. Riprap must be provided at points of juncture between two open channels.

25. Design velocities for open channels should be kept to a minimum for erosion prevention.

26. When high velocities are unavoidable, armament of the channel is required to prevent erosion.

27. Providing for maintenance access along open channels is required. A 12-foot wide area adjacent to the open channel should be provided at a maximum slope of 15 percent.

5.3.2.4 Stormwater Quantity

The term High Water Level (HWL), as used below, refers to the maximum water level generated by a 24-hour, 100-year rainfall event.

1. Design rainfalls must be based on the Atlas 14 MSE-3 24-hr rainfall amounts and distribution.

2. Stormwater facilities shall be designed for a 100-year frequency storm for stormwater ponds and

associated trunk facilities.

3. Stormwater modeling of ponds shall have a starting elevation of the normal water level, equal to the controlling elevation (orifice, weir, pipe invert).

4. Filtration basins shall be modeled with a starting elevation of the controlling outlet (orifice or pipe) with the exfiltration rate for silty sands per the MN Stormwater Manual (0.45 in/hr).

5. Proposed runoff rates must be held to existing conditions or less for the 2-year , 10-year, and 100-year storm events for all project discharge locations.

6. Stormwater pond designs must accommodate the 10-day, 100-year snowmelt event without exceeding the calculated 100-year HWL.

   The 100-year peak flow per acre from new development and must also meet the calculated City average of 0.2 cfs/acre over the entire project area.

7. The 100-year peak flow per acre from redevelopment areas must not increase over existing. Additional all new impervious surfaces must meet the 0.2 cfs/acre standard.

8. For areas that cannot be feasibly captured and treated, the 2-, 10-, and 100-year rainfall event runoff rates shall not increase over existing conditions for the area equivalent to the proposed uncatchable area, with justification provided for why areas cannot be captured.

9. CN values published by the NRCS shall be used for stormwater modeling. One exception is for agricultural land, which shall be modeled using a CN value of 65.

10. Maximum allowable slopes are 3:1, though 4:1 slopes are preferred. Slopes steeper than 4:1 shall have erosion control blanket installed immediately after finish grading. In residential areas, slopes no steeper than 4:1 shall be allowed.

11. All constructed ponds and wetland mitigation areas shall have an aquatic safety bench around their entire perimeter. The aquatic bench is defined as follows:

    a. Cross slope no steeper than 10:1.

    b. Minimum width 10 feet.

    c. Located from pond NWL to one foot below pond NWL.

12. A 12-foot wide maintenance access at a maximum grade of 15 percent to the NWL of all ponds must be provided. At a minimum, access must be provided to the pond outlet structure, all inlets to the pond, and to the first cell of a multi-cell pond. Maintenance access must be constructed to support City maintenance vehicles.

13. Elevation separations of buildings with respect to ponds, lakes, streams, and stormwater features shall be designed as follows:

a. The lowest ground elevation adjacent to homes and buildings must be a minimum of two feet above the calculated 100-year HWL or one foot above the EOF, whichever leads to the higher elevation.

b. Landlocked lakes and wetlands require a three-foot separation between the lowest ground elevation adjacent to the building and the calculated pond HWL for back-to-back 100-year rainfall events.

14. Maximum depth is 10 feet from the bottom of the pond to the NWL.

15. All ponds shall have outlet skimming for up to the 10-year rainfall event.

16. All ponds shall be graded to one foot below the design bottom elevation. This “hold down” allows sediment storage until such time as site restoration is complete.

17. The top berm elevation of ponds shall be a minimum of 1.5 foot above the 100-year pond HWL.

18. The EOF elevation of ponds shall be 0.5’ above the 100-year HWL and be stabilized with turf reinforcement mat (TRM). The EOF shall be 10‘ wide with TRM extending from the pond NWL to the downstream toe of slope and 0.5’ vertically up the sides of the EOF.

19. Where stormwater ponding areas are proposed to be located adjacent to bluffs, steep slopes, and ravine areas, the pond shall not overtop for the 500-year rainfall event at the direction of the City Engineer. Rate control is not required for events larger than the 100-year rainfall event in these cases.

20. Grading shall not block or raise emergency overflows from adjoining properties unless some provision has been made for the runoff that may be blocked behind such an embankment.

21. Minimum grade for lot drainage swales and lot grading shall be 2 percent or greater.

22. Maximum length for drainage swales shall be the lesser of 300 feet or a total of four lots draining to a point, or as approved by the City Engineer.

23. Use of existing wetlands for stormwater management is subject to review by the appropriate regulatory agency in accordance with the Wetland Conservation Act.

24. Seeding around wet ponds should be State mix 33-261 or other as directed by the City Engineer.

25. A landscaping plan shall include details for soil decompaction to a minimum depth of 12” and provide a minimum of 6” of topsoil in all green spaces.

5.3.2.5 Stormwater Quality

1. All tributary area must be accounted for in design calculations.

2. At a minimum, the design shall provide removal rates for total phosphorus (TP) and total suspended solid (TSS) greater than 60% and 80%, respectively, unless the requirements listed in Table 4-4 call for increased treatment capacity. Modeling shall be provided that documents design removal rates.

a. For designs that use wet (NURP) ponding to meet water quality standards, a permanent pool equivalent to the runoff from a 2.5-inch, 24-hour rainfall event shall be provided.

3. For new development projects, there shall be no net increase from pre-project conditions for TP and TSS.

4. For redevelopment projects, there shall be a net decrease from pre-project conditions for TP and TSS

5.3.2.6 Stormwater Abstraction

1. Within the boundaries of the Carver County Water Management Organization (CCWMO), the City of Chaska recognizes CCWMO rules governing volume reduction and accepts their stormwater management permit approval as justification that City volume reduction standards being met. The volume reduction standards below apply to projects outside the CCWMO or do not require a CCWMO permit.
2. Within the boundaries of the Riley Purgatory Bluff Creek Watershed District (RPBCWD), the City of Chaska recognizes RPBCWD rules governing volume reduction and accepts their stormwater management permit approval as justification that City volume reduction standards being met. The volume reduction standards below apply to projects outside the RPBCWD or do not require a RPBCWD permit.
3. Proposed runoff volume retained onsite for non-linear and new linear projects shall be equivalent to 1 inch of runoff from the new or reconstructed impervious surface area. For the purpose of this section, reconstruction is defined as “full removal of existing impervious surface to a depth that exposes underlying soils and construction of new impervious surface”.

    a. If infiltration is not feasible or allowed, supporting documentation must be provided. In those cases, the following process must be followed in the order outlined below, along with justification of why the preceding method is not feasible.

        1) Provide treatment onsite with other volume reduction practices; i.e., filtration/bioretention facilities.

        2) Provide offsite volume control within the same LSWMP drainage subdistrict.

        3) Provide offsite volume control within the same LSWMP drainage district.

        4) Provide onsite NURP ponding.

3. Linear reconstruction projects shall capture and retain 1 inch over the net increase in impervious area or 0.5 inch from the new and reconstructed (as defined above) impervious surface area, whichever is greater.

    a. Where the entire volume cannot be treated onsite, a reasonable attempt must be made to obtain additional right-of-way, easement, or other permission to treat stormwater during the planning phase. Volume reduction practices are not required if it is not cost-effective. In those cases, volume reduction must be maximized prior to discharge. A feasibility analysis shall be provided describing volume reduction methods that were investigated and why they were

deemed not feasible.

4. Infiltration practices are not allowed in the following areas.

   a. Areas of predominantly Hydrologic Soil Group D soils

   b. Areas where there is 3' or less of vertical separation from the bottom of the practice to the seasonally saturated soils or the top of bedrock

   c. Areas that receive discharge from vehicle fueling and maintenance areas

   d. Areas where a high level of contamination in the soil or groundwater may be mobilized

   e. Areas where the infiltration rate exceeds 8.3 in/hr

   f. Emergency response areas within a drinking water supply management area

   g. Areas that receive stormwater runoff from areas that pose water contamination concerns, such as automobile scrapyards, waste recycling facilities, and hazardous water facilities, among others.

5. When design for infiltration, the following requirements shall apply:

   a. Infiltration rates shall be based on the least permeable soil layer as shown in soil borings within the proposed basin. As an alternative, percolation tests can be conducted at the proposed basin bottom with design infiltration rates of one-half the average test result.

   b. The area required for infiltration is calculated using the above volume and rate with the inundation period not to exceed 48 hours. Vegetation shall be selected that tolerates the design inundation period. Wet pond areas below the NWL are not to be used in satisfying infiltration requirements unless a specific infiltration bench is designed, subject to City Engineer approval.

6. As an alternative to infiltration, a capture and reuse system may be used to satisfy volume reduction requirements, provided the systems meets the following requirements.

   a. The system shall be privately owned and maintained. A stormwater facilities maintenance agreement including an operations and maintenance plan is provided.

   b. Calculations demonstrating how the system will provide water reuse meeting the volume reduction requirements are provided (i.e. storage capacity, irrigation area, irrigation area, etc.)

   c. System design include all piping, pumps, irrigation areas, and other schematics.

   d. Water quality calculations shall not include the reuse system into the removal calculations.

5.3.2 Design Standards

Design standards for stormwater management are presented in the following sections. These standards apply City-wide. In areas where there are also Watershed (or other) requirements, then the more restrictive roles are understood to govern in each case. Enforcement of the rules will be the responsibility of the governing entity. Additionally, the City is aware of other regulations governing stormwater management, such as the MPCA's NPDES Construction Stormwater General Permit, and will adhere fully to them City-wide.

~~It is acknowledged that there are inconsistencies between Chaska and Carver County Water Management Organization standards related to water quality and volume control. Chaska continues to review those differences in terms of actual field testing with the thought of formulating a consistent policy.~~

5.3.2.1 Submittal Requirements

All grading, erosion control, and site restoration work must be done in accordance with the most recent editions of the MnDOT Standard Specifications for Construction, ~~and~~ the MPCA's NPDES Construction Stormwater General Permit, the ~~and~~ Minnesota Stormwater Manual, Chaska Engineering Guidelines, and this LSWMP and its updates.

~~As defined by the County and amended by the City, a~~An application containing the following information shall be submitted by the responsible party of a site or an authorized representative. The responsible party must sign the application and cannot transfer authority. At City discretion, less information may be required to constitute a complete application.

1. The site location with property lines in relation to surrounding roads, slopes greater than 6%, other geographic features, buildings, and other structures;

2. Existing and proposed two-foot contours for the site; this includes contours, invert elevations of existing storm sewer, or spot elevations of the conveyance system from drainage discharge points to the nearest receiving waterbody and for a minimum of 100 feet beyond the site boundary. Evidence that the natural and structural conveyance system can accommodate ~~additional~~ flows to the nearest receiving major waterbody or evidence of drainage easements on neighboring properties where runoff flows are redirected or concentrated must be submitted. This shall include submitting proposed rates, volumes, velocities, and duration of flow if needed. Documentation that drainage flowing onto the site from upstream areas is managed shall be submitted. In addition, drainage to a public ditch must meet the requirements of MN Statute 103E;

3. Finished floor elevations;

4. Identification and location of all on-site water features, including waters of the state;

5. In areas where there has been a natural resource or similar inventory, the location of trees and vegetation on site, with identification of those trees and vegetation intended to be retained;

~~5.~~6. For projects that are proposed adjacent to bluffs, ravine, or steep slopes; a slope stability analysis from a Geotechnical Engineer may be required upon request of the City Engineer to

demonstrate an acceptable margin of safety for proposed development, homes, and stormwater pond areas.

~~6.~~7. Stormwater management plan. The plan shall have both existing and final proposed conditions drawn to scale and shall contain the following:

a. Existing subwatershed boundaries, drainage patterns, and flow directions shown on a separate figure;

b. Location and amount of impervious area including roads, trails, parking areas, and building areas;

c. Hydrologic calculations for runoff volume, velocities, and peak flow rates for the 2-year, 10-year, and 100-year, 24-hour ~~storm~~rainfall events and the 10-day, 100-year snowmelt event;

~~c.~~d. All tributary areas must be accounted for in design calculations. Offsite drainage areas are exempt from rate control and water quality standards, however, these flows must be included in the stormwater design and allowed to pass through the project area without impacting upgradient or downgradient properties. Routing of offsite areas through proposed BMPs is subject to approval from the City Engineer.

~~d.~~e. CN values published by the NRCS shall be used for stormwater modeling, with the following exceptions:

1) Agricultural areas will be modeled with a CN value of 65;

2) Cover type “open space” will be based on the amount of topsoil as well as grass cover. Less than four inches of top soil equals poor condition; more than four inches of topsoil equals good condition;

~~3) Curve numbers used for cover types “urban districts” and “residential districts” assume at least 4-6 inches of topsoil (meeting MnDOT standards) and non-compacted soil or soil re-established (deep ripped, broken to a minimum depth of 12 inches and maximum spacing of 2 feet between rips) after any compaction in order to accurately implement model conditions. Plans for home or building construction must indicate the soils work that will be completed. If the above requirement is not met (subject to City approval), then one of the following will be required as an alternative:~~

~~a) Post-development curve numbers will be raised the equivalent of lowering one hydrologic soil group to account for compaction during construction; or~~

~~b) Curve numbers for existing conditions will be lowered to use pre-agricultural runoff numbers; or~~

~~c) One foot of topsoil will be added to the site following mass grading and around structures as construction occurs;~~

f. For designs that discharge to existing City stormwater systems, calculations must be provided demonstrating sufficient capacity and show no downstream impacts.

~~e.~~g. Normal water level, 100-year ~~H~~high ~~W~~water ~~L~~level (HWL), and emergency overflow (EOF) elevations for the site (includes yard and street low points as well as stormwater ponds);

~~f.~~h. Stormwater treatment devices that remove oil and floatable material (for example, pond outlets with submerged entrances) shall be part of ~~BMP~~ system~~s~~ design;

i. Plans, specifications, and computations for stormwater management facilities submitted for review shall be signed by a professional engineer licensed in the State of Minnesota. All computations shall be submitted with the plans.

j. A Stormwater Facilities maintenance agreement must be provided and recorded with Carver County for all privately owned systems.

~~7.~~8. Erosion and sediment control plans shall have both existing and final proposed conditions drawn to scale, shall be consistent with the latest NPDES Construction Stormwater General Permit, and shall include the following:

a. Proposed area of grading or other land-disturbing activities and delineation of the limits of disturbance including areas of grubbing, clearing, tree removal, grading, excavation, fill, and other disturbance;

b. Quantify the soil or earth material to be removed, placed, stored, or otherwise moved on-site;

c. Locations and descriptions of proposed runoff control, erosion prevention, sediment control, and temporary and permanent soil stabilization measures;

d. A sequence of land alteration activity and corresponding implementation of erosion control practices, monitoring, maintenance, and removal of erosion and sediment control measures, and permanent site stabilization measures. Prior to commencing activity (following all necessary approvals), the responsible party shall provide the City~~, County, and SWCD~~ with a construction schedule;

e. The City or County, upon the advice or request of its engineer or the SWCD, may require additional reports such as but not limited to a geologic report or a soils report. Such requirements shall be written and shall contain the specific requirements for the report.

~~e.~~f. An interim grading and stormwater drainage plan must be provided for projects that mass grade before the stormwater system is completed.

~~8.~~9. Wetland protection. The plan shall have both existing and final proposed conditions drawn to scale and shall contain the following:

a. ~~Upon request, evidence~~Documentation of permits and process required under the Wetland Conservation Act (WCA);

b. Delineated boundaries of wetlands.

~~9.~~10. Floodplain and shoreland. Documentation that the application meets the requirements of the City's Floodplain and Shoreland Ordinances.

~~10.~~11. If an activity is subject to another permitting process that requires similar information, information developed for the other process may be used in this application to the extent it fulfills the requirements. The Stormwater Pollution Prevention Plan (SWPPP) developed for the site to meet NPDES requirements must be submitted as part of these applications.

~~11.~~12. Additional information as relevant and necessary to evaluate an application may be required.

5.3.2.2 Erosion and Sediment Control

~~The City has an agreement with, and relies on, Carver SWCD to provide erosion and sediment control (ESC) plan review and site inspection. The City has adopted all of the Carver County Water Management Organization Erosion and Sediment Control Rules.~~

1. The City of Chaska adopts by reference the erosion and sediment control design and operational standards set forth in Minnesota Construction Stormwater General Permit (Authorization to discharge stormwater associated with construction activity under the National Pollutant Discharge Elimination System, NPDES (MNR1000001).

2. Erosion and sediment control best management practices (BMPs) must be designed and maintained to prevent the deposition of sediment or construction material into waters of the state, neighboring properties, or City stormwater conveyance systems.

3. Erosion and sediment control BMPs must be installed prior to commencing any construction activity.

5.3.2.3 Stormwater Conveyance

~~1. All tributary area must be accounted for in design calculations.~~

~~2.~~1. Storm sewer shall be designed using the Rational Method. All calculations are subject to the City Engineer's approval.

~~3.~~2. All storm sewer shall be designed using 10-year return frequency storm intensities. 50-year return frequency storm intensities are required for areas that overland flow to ravines and for any additional areas determined to be flood-prone by the City Engineer.

3. A Manning's "n" coefficient of 0.013 shall be used for the design of concrete and plastic sewer and a coefficient of 0.024 shall be used for corrugated metal pipe.

4. Discharge onto steep slopes and/or ravine is not allowed unless no feasible alternative exists. In those cases, calculations must be provided showing that runoff rates, volumes, and velocities will not result in erosion. Erosion protection (i.e., riprap, turf reinforcement mat, rock checks, drop structures, etc.) is required to protect erosion prone slopes and conveyances.

5. Provide for overflow routes to drain low points along streets or lot lines to ensure a minimum freeboard of 1 foot from the lowest exposed structure elevation. Some low points may be determined to act as ponding areas by the City ~~e~~Engineer and will require 2 feet of freeboard between the calculated 100-year HWL and lowest exposed structure elevation. Design criteria verifying the adequacy of the overland drainage route capacity may also be required.

6. The maximum elevation difference between a street low point and emergency overflow elevation is 3 feet.

7. Emergency overflows from all low points and stormwater ponds must be clearly shown on the plans with labeled elevations.

8. The maximum spacing between manholes is 400 feet.

9. To the greatest extent possible, manholes shall be placed in paved surfaces outside of wheel paths (3 feet and 9 feet off centerline) or other readily accessible areas.

10. Minimum pipe size shall be 12 inches diameter.

11. Aprons or flared end sections shall be placed at all locations where the storm sewer outlets.

12. All inlet/outlet flared end sections shall be furnished with hot dipped galvanized trash guards. All trash guard installations will be subject to approval by the City Engineer.

13. The last three pipe joints from the flared end section shall be tied together.

14. Riprap and filter blanket shall be placed at all outlet flared end sections in accordance with the City's standard detail.

15. The invert elevations of the pond inlet flared end sections shall match the NWL of the pond. Submerged pond inlets~~outlets~~ will only be allowed at the discretion of the City Engineer.

16. If the storm sewer is to be installed less than 10 feet deep within private property, the easement shall be a minimum of 20 feet wide with the pipe centered in the easement. If the storm sewer is 10 feet deep or greater, then the easement shall be twice as wide as the depth or as required by the City Engineer.

17. Junction manholes should be designed to limit the hydraulic head increase by matching hydraulic flow lines and by providing smooth transition angles.

18. In the development of any subdivision or ponding area, the developer and/or property owner is responsible for the removal of all significant vegetation (trees, stumps, brush, debris, etc.) from any and all areas which would be inundated by the designated controlled ~~normal water elevation (~~NWL~~)~~ of any ~~required~~ proposed ponding ~~easement~~ as well as the removal of all dead trees, vegetation, etc., to the ~~High Water Level (~~HWL~~)~~ of the pond.

19. Outlet control structures from ponding areas are required as directed by the City Engineer.

Location and appearance of outlet structures shall be subject to City Engineer approval and may require landscape screening.

20. Inlets should be placed and located to eliminate overland flow in excess of 400 feet. Additionally, inlets should be located such that 3 cfs is the maximum flow at the inlet for the 10-year design storm.

21. Where possible, outlet velocities should be limited to 5 fps for the design storm.

22. Open channels should be designed with longitudinal slopes of 1 percent or greater.

23. Open channel side slopes should be designed at 4:1 side slopes or flatter.

24. Riprap must be provided at points of juncture between two open channels.

25. Design velocities for open channels should be kept to a minimum for erosion prevention.

26. When high velocities are unavoidable, armament of the channel is required to prevent erosion.

27. Providing for maintenance access along open channels is required. A 12-foot wide area adjacent to the open channel should be provided at a maximum slope of 15 percent.

5.3.2.4 Stormwater Quantity

The term High Water Level (HWL), as used below, refers to the maximum water level generated by a 24-hour, 100-year rainfall event (7.3 inches of rain in 24 hours) using the MSE-3 rainfall distribution.

1. All tributary area must be accounted for in design calculations.

   Stormwater plans for development shall comply with this LSWMP and its updates.

2.1. Design rainfalls must be based on the Atlas 14 MSE-3 24-hr rainfall amounts and distribution.

2. Stormwater facilities shall be designed for a 100-year frequency storm for stormwater ponds and associated trunk facilities.

3. Stormwater modeling of ponds shall have a starting elevation of the normal water level, equal to the controlling elevation (orifice, weir, pipe invert).

4. Filtration basins shall be modeled with a starting elevation of the controlling outlet (orifice or pipe) with the exfiltration rate for silty sands per the MN Stormwater Manual (0.45 in/hr).

4. An Atlas 14 MSE-3 storm distribution is to be used for stormwater pond and channel design.

5. Proposed runoff rates must be held to Eexisting conditions or less must be met for the 2-year (2.9 inches in 24 hours), 10-year (4.2 inches in 24 hours), and 100-year storm events for all project discharge locations.

6. Stormwater pond designs must be checked to ensure that they can accommodate the 10-day, 100-year snowmelt event without exceeding the calculated 100-year HWL.

7. The net 100-year peak flow per acre from new development and redevelopment areas must also meet the calculated City average of 0.2 cfs/acre over the entire project area.

7. The 100-year peak flow per acre from redevelopment areas must not increase over existing. Additional all new impervious surfaces must meet the 0.2 cfs/acre standard.

8. For areas that cannot be feasibly captured and treated, the 2-, 10-, and 100-year rainfall event runoff rates shall not increase over existing conditions for the area equivalent to the proposed uncatchable area, with justification provided for why areas cannot be captured.

8.9. CN values published by the NRCS shall be used for stormwater modeling. One exception is for agricultural land, which shall be modeled using a CN value of 65 (assuming HSG "B" soils).

9. All impervious area directly connected to a storm sewer system directly connected to a pond must be modeled separately from the remaining area for proper stormwater pond sizing.

10. The Hydrologic Soil Group (HSG) for proposed conditions must be modeled using CN values from one HSG lower than existing conditions if the site is not deep ripped to a minimum depth of 12 inches at a maximum spacing of 2 feet.

11. Stormwater detention facilities constructed in the City shall be designed according to the standards reflected in the MPCA's Minnesota Stormwater Manual.

12.10. Maximum allowableed pond slopes are 3:1, though 4:1 slopes are preferred. Pond sSlopes steeper than 4:1 shall have erosion control blanket installed immediately after finish grading. In residential areas, slopes no steeper than 4:1 shall be allowed. Maximum 3:1 slopes are allowed in "maintained" areas as approved by the City Engineer. Maximum 3:1 slopes are allowed for road fill sections adjacent to waterbodies.

13.11. All constructed ponds and wetland mitigation areas shall have an aquatic safety bench around their entire perimeter. The aquatic bench is defined as follows:

a. Cross slope no steeper than 10:1.

b. Minimum width 10 feet.

c. Located from pond NWL to one foot below pond NWL.

14.12. A 12-foot wide maintenance access at a maximum grade of 15 percent to the normal water levelNWL of all ponds must be provided. At a minimum, access must be provided to the pond outlet structure, all inlets to the pond, and to the first cell of a multi-cell pond. Maintenance access must be constructed to support City maintenance vehicles.

15.13. Elevation separations of buildings with respect to ponds, lakes, streams, and stormwater features shall be designed as follows:

a. The lowest ground elevation adjacent to homes and buildings must be a minimum of two feet above the calculated 100-year HWL or one foot above the EOF, whichever leads to the higher elevation.

b. Landlocked lakes and wetlands require a three-foot separation between the lowest ground elevation adjacent to the building and the calculated pond HWL for back-to-back 100-year rainfall events~~storms~~.

~~16.~~14. Maximum depth is 10 feet from the bottom of the pond to the NWL.

~~17.~~15. All ponds shall have outlet skimming for up to the 10-year rainfall event.

~~18.~~16. All ponds shall be graded to one ~~-~~foot below the design bottom elevation. This "hold down" allows sediment storage until such time as site restoration is complete.

17. The top berm elevation of ponds shall be a minimum of 1.5 foot above the 100-year pond HWL.

18. The EOF elevation of ponds shall be 0.5' above the 100-year HWL and be stabilized with turf reinforcement mat (TRM). The EOF shall be 10' wide with TRM extending from the pond NWL to the downstream toe of slope and 0.5' vertically up the sides of the EOF.

19. Where stormwater ponding areas are proposed to be located adjacent to bluffs, steep slopes, and ravine areas, the pond shall not overtop for the 500-year rainfall event at the direction of the City Engineer. Rate control is not required for events larger than the 100-year rainfall event in these cases.

20. Grading shall not block or raise emergency overflows from adjoining properties unless some provision has been made for the runoff that may be blocked behind such an embankment.

21. Minimum grade for lot drainage swales and lot grading shall be 2 percent or greater.

22. Maximum length for drainage swales shall be the lesser of 300 feet or a total of four lots draining to a point, or as approved by the City Engineer.

23. Use of existing wetlands for stormwater management is subject to review by the appropriate regulatory agency in accordance with the Wetland Conservation Act.

24. Seeding around wet ponds should be State mix 33-261 or ~~MnDOT equivalent~~ other as directed by the City Engineer.

~~24.~~25. A landscaping plan shall include details for soil decompaction to a minimum depth of 12" and provide a minimum of 6" of topsoil in all green spaces.

5.3.2.5 Stormwater Quality

1. All tributary area must be accounted for in design calculations.

2. At a minimum, the design shall provide removal rates for total phosphorus (TP) and total suspended solid (TSS) greater than 60% and 80%, respectively, ~~permanent pool should be equivalent to the runoff from the 2.5-inch, 24-hour rainfall event~~ unless the requirements listed

in Table 4-4 call for increased treatment capacity. Modeling shall be provided that documents design removal rates.

~~.~~a. For designs that use wet (NURP) ponding to meet water quality standards, a permanent pool equivalent to the runoff from a 2.5-inch, 24-hour rainfall event shall be provided.

~~3. When modeling water quality ponds, the parameters laid out in the Water Quality Modeling section must be used.~~

~~4.~~3. For new development projects, there shall be no net increase from pre-project conditions for TP and TSS. ~~stormwater volume, total suspended solids, and total phosphorus.~~

~~5.~~4. For redevelopment projects, there shall be a net decrease from pre-project conditions for TP and TSS. ~~stormwater volume, total suspended solids, and total phosphorus.~~

5.3.2.6 Stormwater Abstraction

1. Within the boundaries of the Carver County Water Management Organization (CCWMO), the City of Chaska recognizes CCWMO rules governing volume reduction and accepts their stormwater management permit approval as justification that City volume reduction standards being met. The volume reduction standards below apply to projects outside the CCWMO or do not require a CCWMO permit.
2. Within the boundaries of the Riley Purgatory Bluff Creek Watershed District (RPBCWD), the City of Chaska recognizes RPBCWD rules governing volume reduction and accepts their stormwater management permit approval as justification that City volume reduction standards being met. The volume reduction standards below apply to projects outside the RPBCWD or do not require a RPBCWD permit.
3. Proposed runoff volume retained onsite for non-linear and new linear projects shall be equivalent to 1 inch of runoff from the new or reconstructed impervious surface area. For the purpose of this section, reconstruction is defined as “full removal of existing impervious surface to a depth that exposes underlying soils and construction of new impervious surface”.
    a. If infiltration is not feasible or allowed, supporting documentation must be provided. In those cases, the following process must be followed in the order outlined below, along with justification of why the preceding method is not feasible.
        1) Provide treatment onsite with other volume reduction practices; i.e., filtration/bioretention facilities.
        2) Provide offsite volume control within the same LSWMP drainage subdistrict.
        3) Provide offsite volume control within the same LSWMP drainage district.
        4) Provide onsite NURP ponding.
3. Linear reconstruction projects shall capture and retain 1 inch over the net increase in impervious area or 0.5 inch from the new and reconstructed (as defined above) impervious surface area, whichever is greater.

a. Where the entire volume cannot be treated onsite, a reasonable attempt must be made to obtain additional right-of-way, easement, or other permission to treat stormwater during the planning phase. Volume reduction practices are not required if it is not cost-effective. In those cases, volume reduction must be maximized prior to discharge. A feasibility analysis shall be provided describing volume reduction methods that were investigated and why they were deemed not feasible.

4. Infiltration practices are not allowed in the following areas.

a. Areas of predominantly Hydrologic Soil Group D soils

b. Areas where there is 3' or less of vertical separation from the bottom of the practice to the seasonally saturated soils or the top of bedrock

c. Areas that receive discharge from vehicle fueling and maintenance areas

d. Areas where a high level of contamination in the soil or groundwater may be mobilized

e. Areas where the infiltration rate exceeds 8.3 in/hr

f. Emergency response areas within a drinking water supply management area

g. Areas that receive stormwater runoff from areas that pose water contamination concerns, such as automobile scrapyards, waste recycling facilities, and hazardous water facilities, among others.

5. When design for infiltration, the following requirements shall apply:

a. Infiltration rates shall be based on the least permeable soil layer as shown in soil borings within the proposed basin. As an alternative, percolation tests can be conducted at the proposed basin bottom with design infiltration rates of one-half the average test result.

b. The area required for infiltration is calculated using the above volume and rate with the inundation period not to exceed 48 hours. Vegetation shall be selected that tolerates the design inundation period. Wet pond areas below the NWL are not to be used in satisfying infiltration requirements unless a specific infiltration bench is designed, subject to City Engineer approval.

6. ~~Other: Pretreatment (sediment removal) is required for infiltration areas; groundwater separation, construction, and maintenance shall meet NPDES requirements.~~

7. As an alternative to infiltration, a capture and reuse system may be used to satisfy volume reduction requirements, provided the systems meets the following requirements.

a. The system shall be privately owned and maintained. A stormwater facilities maintenance agreement including an operations and maintenance plan is provided.

b. Calculations demonstrating how the system will provide water reuse meeting the volume reduction requirements are provided (i.e. storage capacity, irrigation area, irrigation area, etc.)

c. System design include all piping, pumps, irrigation areas, and other schematics.

d. Water quality calculations shall not include the reuse system into the removal calculations.

1. ~~Infiltration shall be required for any site containing HSG A or B soils as identified in the Carver County Soil Survey.~~

2. ~~Details regarding infiltration basin design documents and the use of collected on-site soil information can be found in the CCWMO Water Management Rules.~~

3. ~~When designing for infiltration, the following requirements shall apply:~~

   a. ~~Volume: The volume of runoff is calculated from the site impervious area (assuming 90 percent runoff) from a storm event of 0.5 inches.~~

   b. ~~Infiltration Rates: The following soil infiltration rates are to be used for infiltration basin design. As an alternative, percolation tests can be conducted and submitted to determine the actual rate of infiltration after subgrading is complete. (NOTE: These rates apply only when infiltration is used on undisturbed soils.)~~

      1) ~~HSG A = 0.38 in/hr~~

      2) ~~HSG B = 0.23 in/hr~~

      3) ~~HSG C = 0.10 in/hr~~

      4) ~~HSG D = 0.03 in/hr~~

   c. ~~Area: The area required for infiltration is calculated using the above volume and rates and a selected design infiltration period, not to exceed 48 hours. Vegetation shall be selected that tolerates the design inundation period, and the area shall be large enough to limit maximum water depths to 2 feet for HSG A soils, 1.4 feet for HSG B soils, 0.6 feet for HSG C soils, and 0.2 feet for HSG D soils. Wet pond areas below the NWL are not to be used in satisfying infiltration requirements unless a specific infiltration bench is designed, subject to City Engineer approval.~~

   d. ~~Other: Pretreatment (sediment removal) is required for infiltration areas; groundwater separation, construction, and maintenance shall meet NPDES requirements.~~

4. ~~As an alternative to infiltration, capture and reuse should be considered and is suitable for all soil types. Similar to infiltration, the system should be designed to abstract a minimum of 0.5-inches of runoff from new impervious areas.~~

5. ~~When infiltration and capture/reuse are determined to be infeasible, the inclusion of filtration/bioretention should be considered. The same design criteria outlined for infiltration areas should be used with the addition of drain tile included under a sand layer to provide filtration. Additional design details and examples can be found on Carver County's website (www.co.carver.mn.us), and specifically in the document "Guidelines for Water Rules Infiltration Requirement."~~

~~5.3.2.7 MS4 Permit~~

~~The City's NPDES MS4 Permit also contains stormwater management requirements in the following areas:~~

1. ~~Site plan review.~~
2. ~~Conditions for post-construction stormwater management.~~
3. ~~Stormwater management limitations and exceptions.~~
4. ~~Mitigation provisions.~~

~~Long-term maintenance of structural stormwater BMPs.~~

City of Chaska
Memorandum

To: **Elizabeth Hanson, City Planner**
From: **Brent Alcott, Water Resources Coordinator**
Date: **August 29, 2023**
Subject: **Local Surface Water Management Plan Section 5.3.2 -**

Section 5.3.2 of the Local Surface Water Management Plan provides the framework for stormwater management for new development and redevelopment projects within the City of Chaska.

City staff reviewed the current design standards and have proposed revisions to remain compliant with the City of Chaska Municipal Separate Storm Sewer System (MS4) permit, maintain consistency with other regulatory requirement, and update language with current City policy and interpretation.

The stormwater management standards revisions proposed have also been shared with local regulatory agencies (watershed, water management organizations, soil water conservation districts) for comment. Below is a summary of comments that were received and their corresponding responses and revisions to the proposed changes.

Lower Minnesota Watershed District Comments

Section	Comment	Response
Section 5.3.2.1 Subsection 8 - Submittal Requirements	City requirements match LMRWD Rule B requirements for erosion and sediment control plans	Acknowledged
Section 5.3.2.1 Subsection 9 – Submittal Requirements	City requirements match LMRWD Rule B requirements for wetlands in erosion and sediment control plans	Acknowledged
Section 5.3.2.1 Subsection 10 – Submittal Requirements	It is recommended that the City require delineation of any floodplain changes in erosion and sediment control plans as listed in LMRWD Rule B.3.2.G	Section 5.3.2 notes that areas where other requirements are in place that the more restrictive standards will apply. Language also added to erosion and sediment control section to include reference to submittal requirements, which include floodplain delineation. For projects where LMRWD

		standards are more restrictive, it is understood LMRWD permit will be required.
Section 5.3.2.2	The City's requirements match LMRWD Rule B regulatory standards and requirements for general areas.	Acknowledged
Section 5.3.2.2	It is recommended that the City provide additional amendments to include the LMRWD's stricter requirements for High Value Resource Areas (HVRA) listed in Rule B.3.2.B.	Added language noting stricter rules for HVRAs. Projects within this overlay will require LMRWD permit.
Section 5.3.2.4 Stormwater Quantity Subsection 25	It is recommended that the City require decompaction to a depth of 18" as listed in LMRWD Rule B.3.4.3.B	To be consistent with Carver County Water Management Organization (CCWMO) standard, the City has retained the current language of 6" decompaction with 6" of topsoil for total of 12" soil decompaction on green space.
Section 5.3.2.1 Submittal Requirements Subsection 7	The City's requirements for stormwater management plans match or exceed the LMRWD's standards and requirements.	Acknowledged
Section 5.3.2.4 Stormwater Quantity	The City's requirements for rate control match or exceed the LMRWD's standards requirements.	Acknowledged
Section 5.3.2.5 Stormwater Quality	The City's total phosphorus (TP) and total suspended solid requirements (TSS) match or exceed the LMRWD's standards and requirements for TP and TSS reduction.	Acknowledged
Section 5.3.2.5 Stormwater Quality	It is recommended that the City provide additional amendments to include the LMRWD's stricter requirements for High Value Resource Areas (HVRA), such as trout waters, as listed in LMRWD Rule D.5.4.3.B.	It is noted in section 5.3.2 that watersheds may have more restrictive standards. In these cases, the agency with the more restrictive standards will be responsible for permitting.
Section 5.3.2.6 Stormwater Abstraction Subsections 2 and 3	The City's requirements for volume retention generally match the LMRWD standards and requirements for general areas.	Acknowledged

Section 5.3.2.6 Stormwater Abstraction Subsections 2 and 3	It is recommended that the City provide additional amendments to include the LMRWD's stricter requirements for the HVRAs.	It is noted in section 5.3.2 that watersheds may have more restrictive standards. In these cases, the agency with the more restrictive standards will be responsible for permitting.
Section 5.3.2.6 Stormwater Abstraction Subsection 4	It is recommended that the City also provide restrictions for areas within the LMRWD Steep Slopes Overlay District as listed in Rule D.5.4.3.C	It is noted in section 5.3.2 that watersheds may have more restrictive standards. In these cases, the agency with the more restrictive standards will be responsible for permitting.

Carver County Water Management Organization

Section 5.3.2.5 Stormwater Quality Subsection 2	Removal of the 2.5-inch, 24-hour rainfall requirement for permanent pool and to rely on modeling for removal rates is divergent from CCWMO Standards. The WMO will still require the 2.5-inch, 24-hour rainfall requirement for permanent pool. This standard has been shown to delay maintenance of stormwater ponds when compared to the Minimal Impact Design Standards (MIDS) for stormwater ponds.	Understood. Additionally, language was added that notes that when NURP pond are proposed to be used as a water quality treatment BMP, pond sizing shall provide dead storage for the 2.5-inch, 24-hour rainfall event.
Section 5.3.2.6 Subsection 1	Plan references any projects within CCWMO Boundaries will need to follow CCWMO rules governing volume reduction. For consistency, CCWMO rules should be referenced for water quality treatment requirements.	Section 5.3.2 acknowledges that other agency may have rules more restrictive.

Minnehaha Creek Watershed District: No Comment

Riley-Purgatory Bluff Creek Watershed District: No Comment

Brent Alcott
City of Chaska, Water Resources Coordinator

REQUEST FOR ACTION
CHASKA PLANNING COMMISSION
09/13/2023

Subject: **Public Safety Facility (Fire & Police Department) – Concept Plan**

Applicant: City of Chaska

Location: 285 Engler Boulevard

Case No.: P.C. No. 2023-21

Synopsis: The applicant is requesting approval of the Concept Plan for a new public safety facility that will contain both fire and police departments

Prepared By: Elizabeth Hanson

Staff Recommendation: Motion to recommend approval

BACKGROUND

The City Council adopted the Strategic Plan in 2021 and reaffirmed in March 2023. The current strategic plan identifies six visionary outcomes that look ahead to 2025. One of the visionary outcomes, "Chaska has quality City facilities", seeks to provide facilities that are adequate in meeting growth and community pride. The public safety facility was planned to be a 2-year implementation after the Strategic Plan was adopted. Tonight we are seeking a Concept Plan approval for the new public safety facility.

Project Goals

The identified goals for this project include the following:

- Provide the City's emergency services with a functional, flexible, innovative, and sustainable space that will meet the needs of the existing and growing community
- Provide welcoming community space that enhances the connection between the public safety personnel and the community
- Provide a facility that is prideful and honors Chaska's history
- Provide a site that is sensitive to the context while also creating meaningful and welcoming public areas

Neighborhood Meeting

The City of Chaska requires neighborhood meetings prior to a Concept Plan application being submitted with the city per zoning ordinance Section 15.08.120. The purpose of this is *to provide an opportunity for informal communication between applicants, occupants, and owners of nearby properties that may be affected by a proposed development application, educate the occupants and owners about the proposed development application, receive comments and address concerns about the proposed development application, incorporate feedback and input into development proposals*

wherever possible, and proactively resolve conflicts and outstanding issues, where possible.

The applicant conducted a neighborhood meeting on Wednesday, July 26th from 6:00pm-8:00pm. Meeting notices were mailed to the property owners within 500 feet of the site. Approximately 25 residents attended.

In addition to the neighborhood meeting, the City displayed the Public Safety Facility project at a City booth at River City Days July 28-30th.

Comments received during these meetings/displays pertained to the security fence look, having a balance of trees and grass on the southern berm, location of the park, trail maintenance, amount of park green space, and trail access during construction. In general, the public were supportive of the overall project.

Zoning & Comprehensive Plan
Currently, the site (285 Engler Blvd) is zoned Public Buildings (P2). The public park is in a separate parcel and is zoned Planned Multi-Use District (PMD-03).

The Comprehensive Plan guides 285 Engler Boulevard for Public/Semi-Public, which allows for the following: *"Lots or parcels guided for public, semi-public and private educational facilities, places of worship, hospitals, convalescent homes, penal facilities, and facilities of local, state, and federal governments."*

The Comprehensive Plan guides the existing public park parcel as Park, which allows for the following: *"Land guided for public parks (local, county, regional, state, and federal), playgrounds (not including school yards or daycare facilities), playfields, recreational facilities, gun clubs, golf courses, and similar areas."*

The proposal to add a new public safety facility and public park is consistent with the Comprehensive Plan's guidance for the site.

Existing Conditions
The site is located off of Engler Boulevard in the existing location of the City's fire station (285 Engler Boulevard). The existing site consists of two adjacent city owned lots with a combined size of 9.37 acres. The main lot listed as Lot 1, Block 1 of the Fire Station Addition is 6.15 acres in size on which the current Chaska Fire Station is built. The adjacent lot platted as Outlot A of the North Meadow Fourth Addition is 3.22 acres in size and makes up Meadow Park.

The main lot holds the 23,000 square foot Fire Station which is a two-story central building with apparatus bays flanking each side. The existing building is mostly brick exterior with a central gabled roof of standing-seam metal. This site is generally flat with significant paving as is typical for fire station operations. There is a berm to the south side of the site which also holds a majority of the site's trees.

The smaller lot is developed as a park with a playground set. The west side of the property holds a large wetland / stormwater pond as well as a small portion of another

pond to the northwest corner. Other than the ponds, the rest of the site is relatively flat grass lawn area with a few trees at the perimeter.

The site's vehicle access is off Engler Boulevard (Co. Rd 10) on the north side currently with two standard drives flanked on either side and one wide curb cut in the middle for the apparatus bays. There are three pedestrian paths connecting to the site from the adjacent residential neighborhoods – two at the southwest corner of the site at Victoria Drive and Meadow Lane and the other on the northwest corner from North Meadows Apartments. These paths connect through the site mostly on the fire station property and provide access to the playground structure at the park. There are no sidewalks along the south side of Engler Boulevard along the development site or adjacent blocks.

Adjacent properties
The site is bounded on the north by Engler Boulevard and single-family residential; the south by single-family residential; the east by commercial; and the west by multi-family residential.

CURRENT REQUEST
The City of Chaska is requesting Concept Plan approval for the construction of a new Public Safety Facility at 285 Engler Boulevard, the site of the current Chaska Fire Station. This facility and the surrounding site will house the operations of the fire department, police department, as well as public gathering space and a revised city park area. The Public Safety Facility building will be around 98,000 total square feet of building which includes a partial basement area and a small second floor.

Site Layout
The site is designed to welcome the public to the campus at the main entry drive on the west side of the building. The drive leads into the site with the park on the west and public parking to the east side of the drive aisle. A prominent entry element will provide a clear and welcoming visual cue for the public to identify the facility entrance both from Engler Boulevard as well as when entering the main drive. The parking is also situated to serve the adjacent Meadow Park and will include strong pedestrian connections from the building and parking lot to the park land.

The proposed building location towards the northeast on the site is based on several important influences. First, the building is set tight to the building setback on the north side off of Engler Boulevard in order to maximize the remaining space to the back of the site adjacent to the single-family residents for buffering. To maximize the park footprint, the building is also set to the far east side of the site allowing just enough room for the public safety staff driveway to exit on this side. This is also a side of the site where screening is not as relevant as it abuts the commercial office building on the east side.

The site design creates multiple zones as is critical for safety and security associated with police and fire operations. In addition to the park and public areas on the west half of the site, there will be a police department zone on the southeast quadrant and a fire department zone on the northeast portion of the site.

The police department zone will include a secured gated and fenced area for staff and in-use squad car parking as is typical in a modern police facility. This fence will be prefinished metal picket style. There will also be significant landscape plantings and up to a five foot high berm screening the southern side of the site where single family residents are located. The development of the landscape plan at this buffer area will be developed with additional input by the adjacent neighbors as discussed at the neighborhood open house held on July 26th. Also, within the police site quadrant will be a ramp exiting the basement police squad parking and then routing to Engler Boulevard along the east side of the site for all police operations including call responses.

For the fire department zone of the site, the separation is focused on limiting public vehicular access to only the west drive allowing public safety response traffic only on the east drives. This portion of the site will limit traffic by the use of signage prohibiting public access and will be reinforced by the design of the new Engler Boulevard in cooperation with Carver County engineering staff. The east wing of the fire department portion of the building will house eight apparatus bays with their main response doors facing directly onto Engler Boulevard to promote safe and efficient response for the large apparatus of the fire department.

Building Location/Design

The Public Safety Facility has a footprint of 64,000 square feet and a total of 98,000 square feet, which includes the basement area and 2nd story area. For a building this size, it is important to break up the building massing in multiple ways to reduce its scale and provide architectural interest. This is accomplished by creating a U-shaped footprint reducing any one façade in size and by breaking up each façade both with changes in height and stepping of building elements. The design also positions the building to the northeast side of the site maximizing the distance to the neighboring residential properties. The tallest portions of the building are likewise placed on the north portion of the site facing Engler Boulevard with the two-story fire residence area.

There is also a three-story fire training hose tower which is positioned internal to the U-shaped building screening its height and the training operations that will occur at this tower. The remaining one-story portion of the building is on the south side of the facility which is closest to the single-family residential neighbors.

<u>Image</u>

Municipal buildings present an opportunity to create a point of community pride and contribute to the City's unique identity. As the first new municipal building in a series of planned updates, it is critical that the Public Safety Facility set the right tone for the future development of the City of Chaska's public buildings. As noted in the Guiding Principles, it is envisioned that this facility will honor the historic elements of Chaska's past while leading into the future. The proposed building aesthetic observes the long tradition of brickmaking in Chaska by incorporating the common brick detailing elements shown in the attached Precedent Study as inspiration for this building while still creating a contemporary aesthetic that guides the City into the future.

While maintaining a unified aesthetic and four-sided exterior image, there are elements creating distinct identities between the fire department and police department portions

of the building. The fire station celebrates Chaska's history with features arched apparatus bay doors and significant brick detailing reminiscent of the typical historic brick buildings in Chaska, including the original fire station once located at east 3rd street downtown. This detailing is also evident in the historic fire truck display space just to the left of the main building entry. While the building design has a variety of focal points, the public entry is designed as the key visual element in the building which connects the Fire and Police functions with a large two-story clerestory providing daylight and views into the main lobby. This entry creates transition to a somewhat simpler, clean, and modern image of the police department portion of the public safety building through the use of more cast stone masonry and a lower percentage of brick.

Materials

As noted above, the use of cream-colored Chaska brick will play a major role in the exterior materials of the building. The design team will also look at incorporating other natural materials such as glass, high-quality metal panels, and stone masonry to provide long-lasting durability and a quality aesthetic.

The City of Chaska has certain building design and material requirements for public buildings. A portion of it is stated as follows:

"Office, Commercial, Public and Institutional buildings shall use at least three (3) Class I materials and shall be composed of at least seventy (70) percent Class I materials and shall not exceed thirty (30) percent Class II or Class III materials."

Building Materials	
Class I	Brick, stone, architectural metal, and Glass (% unknown)
Class II	(% unknown)
Class III	None
CLASS I REQUIRED	70%; three different materials
CLASS II REQUIRED	Shall not exceed 30%
PROVIDED	Unknown

The applicant will have to provide in the preliminary how they meet the Building Design and Materials ordinance for public buildings.

In order to be classified as a Class I material, any brick used needs to be a full modular face brick. Or if stone is used it must be a natural stone. The applicant will have to indicate that on their elevation plans in the preliminary submittal.

Setbacks & Development Standards
The required setbacks for the site are as follows:

BUILDING SETBACKS	
Direction	**Setback**
Engler Blvd	125 feet from centerline
Interior Property Lines	15 feet

PARKING SETBACKS	
Direction	**Setback**
Engler Blvd	10 feet from ROW
Residential Property Lines	10 feet
Interior Property Lines	5 feet

DEVELOPMENT STANDARDS	
Standard	**Proposed**
0.8 FAR	0.24

Parking/Access/Circulation
175 parking spaces are proposed as a part of this project (141 parking stalls + 34 proof of parking). The following chart summarizes the overall parking demand on the site, based on the approximated sizes of the conceptual uses.

Uses	Approx. Size	Code Req.	Est. Parking Req.
Public Meeting Rooms	116 occupants	1ps/3.5 occupancy	34 parking spaces
Public Guest Parking	6 guests	1ps/anticipated guest	6 parking spaces
Police Staff Vehicles	40 cars	1ps/staff at largest shift	40 stalls (+20 future)
Police Squad Cars	29 cars	1ps/squad car (basement)	29 stalls
Fire Staff Vehicles	32 cars	1ps/staff at largest shift	32 stalls (+ 14 future)
		REQUIRED	**141 parking spaces for existing operations; 175 for future operations**
		PROVIDED	**175 parking spaces**

According to this table the applicant is meeting the required amount of parking spaces needed for the proposed use of the site and what is anticipated for future growth. The above table indicates a total of 141 stalls are required for this facility based on existing operations to sustain the fire, police and public functions of the building during the largest shifts. The City anticipates that 175 total stalls are needed to accommodate future growth within both departments.

The police squad car parking is provided in the basement garage with a total of 29 stalls available inside. The police staff vehicles and temporary squad parking are on the south side of the building with 60 stalls available, 20 of which are shown as future stalls. In total, police will have 89 parking stalls. The firefighter response parking is located on-grade behind the apparatus bays with a total of 18 stalls. Full time fire parking will use the north parking lot area that totals 14 stalls (plus 14 future stalls). In total, fire will have 46 stalls. The remaining parking is a blend of public and firefighter use on the west side of the building where 40 stalls are indicated. This approach provides sufficient flexibility to meet today's parking needs and expand the parking if needed as the departments and city grow.

The access into the site will be from 4 access points off Engler Boulevard (Co Rd 10). The western access will act as the main public access to the park and public facilities within the building. Some fire staff will also use this access to access their parking area directly north of the building. The eastern access will act as the main emergency access for police and fire. The middle access points will be the fire truck access points into and out of the fire apparatus bays.

Carver County is currently completing the county highway road design for Engler Boulevard between Bavaria Road and Ridge Lane, which directly affects the Public Safety Facility site. This design work is stemming from an earlier corridor study for Engler Boulevard completed a couple years prior. City and County staff have been and are currently engaged in conversation regarding the layout of the County Road and proposed access points for the new safety building. City staff will continue to work with the County on these design improvements.

Landscaping & Screening

The table below indicates the landscaping requirements for this site and how the applicant meets or does not meet them:

LANDSCAPING REQUIREMENTS & PROPOSED		
	Required	**Proposed**
Overstory Trees	200 caliper inches (70 trees)	unknown
Understory Trees	18	unknown
Shrubs	213	unknown

The applicant will have to show in their preliminary submittal how they meet these requirements.

Planting islands will be required in the parking lot areas. The planting islands will need to take up at least 10% of the total parking area and be at least 10 feet wide. This will need to be shown on the landscape plan at preliminary submittal.

Landscaping Berm & Current Input

A landscaped berm is proposed on the south side of the site, which abuts the residential properties to the south. This berm is shown to be approximately 5 feet tall with plantings atop to help screen the parking from residential. It should be noted that this item was discussed at the July 26th neighborhood meeting. The abutting neighbors indicated they preferred a mix of green space and plantings on the berm versus having dense plantings. The City revised the landscape plan to show this input, and it is reflected in the plan shared in the Concept Plan.

Lighting

Any lighting proposed for this plan should be fully screened and face downward. The applicant will have to show in their preliminary submittal how they meet the City's lighting ordinance (section 15.28.250).

Utilities

The site is served by the typical utilities all of which are connected to the existing fire station building. This includes a 6 inch water line that loops through the site just south of the existing building well within the footprint of the proposed construction and therefore will be relocated in the construction. The sanitary service is an 8 inch pipe located along the south side of the property flowing west and then south down to Meadow Lane. Finally, natural gas piping and electrical service lines are located along Engler Boulevard.

Stormwater & Wetlands

There are two wetlands located on the west side of the site. The northwest wetland has been deemed "incidental" and may be revised or enlarged as part of the proposed project. The southwest wetland has been identified as a historic wetland and will be regulated under the scope of WCA. There are a series of road ditch wetlands along Engler Boulevard. These have also been deemed "incidental" and will be removed as part of this project.

Stormwater is being evaluated to meet the requirements of both the City of Chaska and the Carver County Watershed Management Organization, and the City continues to work on the stormwater provisions for the site. The options that are being explored include enlarging the existing ponds on site, incorporating underground stormwater tanks, or a little of both. Enlarging the ponds on site has a direct effect on the amount of usable space for Meadow Park, while increasing use of underground tanks has a measurable impact on project cost. With that said, the City will continue to work with the design team to come up with a workable solution for stormwater maintenance and providing adequate park space for Meadow Park.

Meadow Park and Park & Recreation Commission Review
With the new campus layout Meadow Park will be revised by relocating the playground to the north of its current location and re-aligning the trail system to maintain connections to the adjacent neighborhoods. This trail will include a sidewalk connection directly to the front entrance of the Public Safety Facility welcoming the public as well as staff to enter the park from the building as well as those using the park to visit the displays and common space within the building.

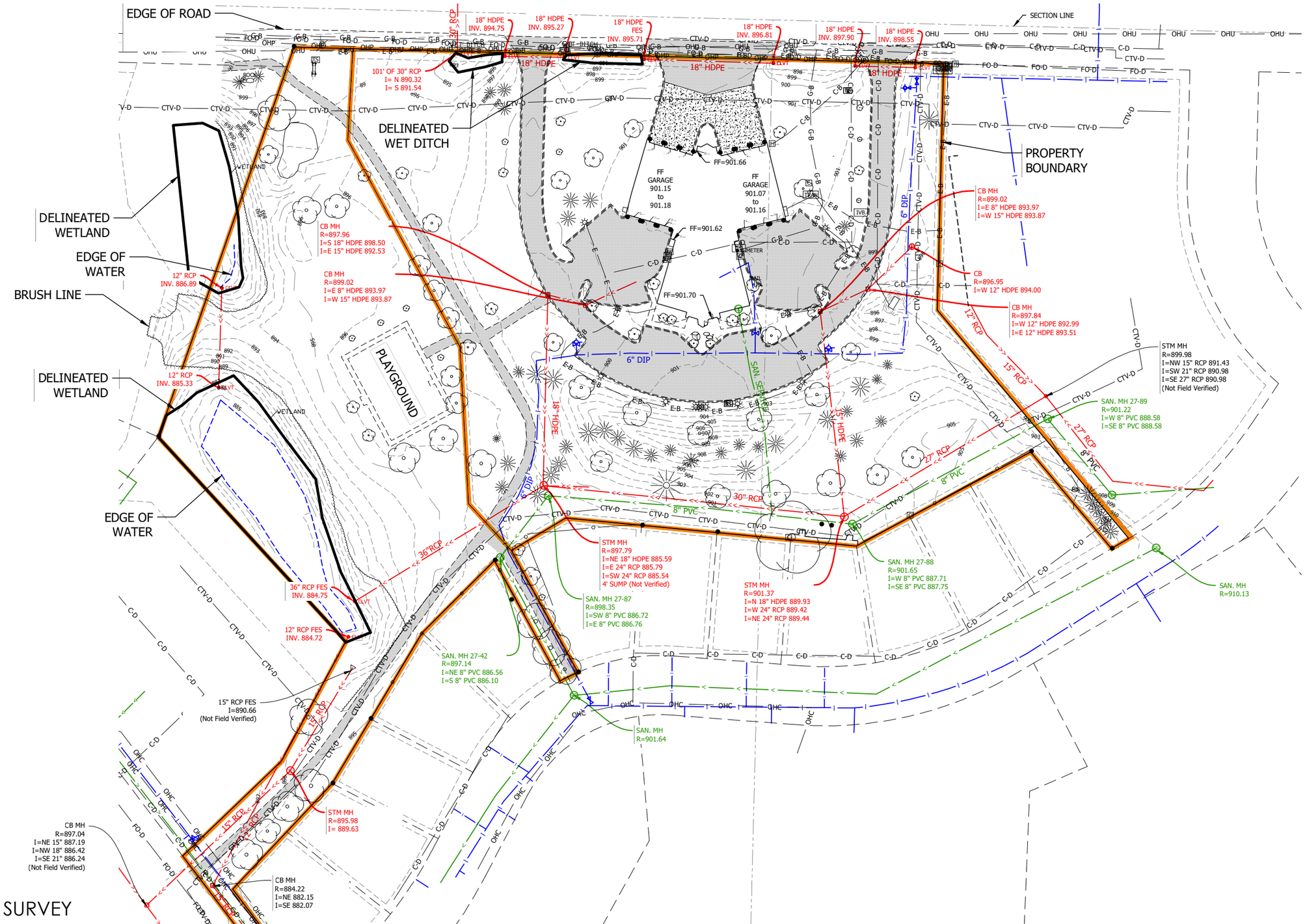
The Park and Recreation Commission will be reviewing the Concept Plan at their September 12th meeting. They will primarily review and provide comments on the general location, size and connections of the park. Park programming, including public engagement and specific amenities within Meadow Park, will be undertaken after planning approvals have been completed and the edges of the park have been fully defined.

Deadline for Agency Actions
The City of Chaska received the complete application for this request on Tuesday, August 1, 2023. Pursuant to Minnesota State Statutes the City must act on this request by Saturday, September 30, 2023 (60 days), however the City can provide the petitioner with written reasons for an additional 60-day review period, which would extend to a deadline of **Wednesday, November 29, 2023 (120 days)**. The City may with the petitioner's consent extend the review period beyond the Wednesday, November 29, 2023 date. Lastly, if the City denies the petitioners request "… it must state in writing the reasons for the denial at the time it denies the request."

PLANNING COMMISSION ACTION REQUESTED:
Motion to recommend approval to the City Council of the Concept Plan for the Public Safety Facility, subject to the following conditions:

1. **Approvals shall be based on the following graphic exhibits:**
    a. **Project Narrative (pgs 1-8), submitted by CNH Architects, dated August 1, 2023**
    b. **Site Force Exhibit (pgs CS01-CS02), submitted by CNH Architects, dated August 1, 2023**
    c. **Precedent Imagery (pg CS03), submitted by CNH Architects, dated July 26, 2023**
    d. **Grading and Erosion Control Plan (pg C300), submitted by CNH Architects, dated August 1, 2023**
    e. **Chaska Public Safety Facility – Meadow Park, submitted by HKGI, dated August 1, 2023**
    f. **Schematic Site Plan (pg CS04), submitted by CNH Architects, dated August 1, 2023**
    g. **Schematic First Floor Plan (pg CS05), submitted by CNH Architects, dated August 1, 2023**
    h. **Schematic Basement & Second Floor Plans (pg CS06), submitted by CNH Architects, dated August 1, 2023**
    i. **Schematic Exterior Perspectives (pgs CS07-CS08), submitted by CNH Architects, dated August 1, 2023**
2. **Compliance with the Carver County memo when made available.**
3. **Provision/modification of any drainage and utility easements as required by the City Engineer in the course of their review.**

4. **Coordination with the City Engineer with regard to utilities, grading and drainage.**
5. **Installation of all site lighting at a 0 degree angle with the light source fully concealed.**
6. **Provision of a material board to be submitted at preliminary submittal.**
7. **Utilization of modular face brick or natural stone as a Class I material.**
8. **Provision of hydrant placement needs to accommodate City standards for hydrant placement and fire code standards.**
9. **Provision to submit Utility and Site Plan As-Builts prior to issuing a building permit.**
10. **Any and all building signage shall be submitted separately, meet the sign ordinance, and shall obtain sign permits prior to installation.**
11. **Provision of a sign plan to be submitted at preliminary.**
12. **Provision of a storm water management plan meeting City and Carver County WMO standards.**
13. **Compliance with applicable zoning requirements, in particular Section 15.28 (Special Regulations).**
14. **Provision that all mechanical equipment will be fully screened from view.**
15. **Compliance with Section 15.28.120 Building Design/Materials and Site Design.**
16. **Coordination with Electric Department on service locations and transformer needs.**
17. **Provision that planting islands are provided in the parking lot areas that meet Section 15.28.070.E.4 and to be shown on the landscape plans at preliminary submittal.**
18. **Provision of a fire truck turning exhibit to be submitted at preliminary.**
19. **Provision of irrigation for the landscaped and sodded areas of the site.**



SITE SURVEY

CITY OF CHASKA

PROPOSED PUBLIC SAFETY FACILITY

FIGURE A

DATE 06/20/2023 PROJ. NO. 193806316

Stantec
733 Marquette Avenue, Suite 1000
Minneapolis, MN 55402
www.stantec.com

Plot Date: 06/20/2023 - 4:57pm
Drawing name: U:\193806316\CAD\Dwg\Exhibit\193806316_Survey.dwg
Xrefs: 193806316_XSXZ, 193806316_XSXZ-PN, 193806316_XSXT, 193806316_XSXV, Chaska_Public_Safety_Building_Stantec_Wetlands_20220619

August 1, 2023

Submittal	Concept Plan Review
Applicant	City of Chaska Matt Podhrasky, City Administrator Ryan Seibert, Chief of Police Stephen Kraus, Fire Chief
Preparer	CNH Architects Quinn Hutson, AIA Brooke Jacobson, AIA 7300 147th Street West Apple Valley, MN 55124

Introduction

Based on the Strategic Plan (2021-2025) developed by the Chaska City Council including a goal to reinvest in core assets, a Public Safety Facility was determined to be a top priority. The intent of this facility is to house the Police Department and the Fire Department on a single campus. The location of the new facility has been identified as 285 Engler Boulevard, the site of the current Fire Station.

The new Public Safety Facility is being designed to address the many current facility shortfalls and prepare for the future facility needs of both public safety departments. The current facilities currently lack sufficient staff space, training spaces, garage space, appropriate security, health and wellness elements, and an emergency operations center. In addition, the new facility will incorporate spaces to welcome the public to the campus and provide meeting and gathering areas that can be used to serve the whole Chaska Community.

If approved, the Public Safety Facility design will progress to the development of final building plans and site development for the entire campus. The process is planned for completion of the design and construction documents by the end of 2023 allowing for a 2024 construction start and completion in 2025.

Guiding Principles

At the outset of the Public Safety Facility design process the city staff design committee identified nine principles that were critical for guiding the design of the facility. These guiding principles highlight the values to be considered as decisions are being made throughout the design process. Returning to these

guiding principles has been and will continue to be beneficial particularly when evaluating difficult or competing choices. The guiding principles are the following:

- Functional & Flexible
- Innovative
- Safe & Secure
- Engaging & Connecting
- Honor History
- Sustainable
- Health & Wellness
- Fiscally Responsible
- Future Focused

Existing Conditions

The existing site consists of two adjacent city owned lots with a combined size of 9.37 acres. The main lot listed as Lot 1, Block 1 of the Fire Station Addition is 6.15 acres in size on which the current Chaska Fire Station is built. The adjacent lot platted as Outlot A of the North Meadow Fourth Addition is 3.22 acres in size and makes up Meadow Park.

The main lot holds the 23,000 square foot Fire Station which is a two story central building with apparatus bays flanking each side. The existing building is mostly brick exterior with a central gabled roof of standing-seam metal. This site is generally flat with significant paving as typical for fire station operations. There is a berm to the south side of the site which also holds a majority of the site's trees.

The smaller lot is developed as a park with a playground improvement. The west side of the property holds a large wetland / stormwater pond as well as a small portion of another pond to the northwest corner. Other than the ponds, the rest of the site is relatively flat grass lawn area with a few trees at the perimeter.

Both properties are zoned P2 – Public Buildings. The site is abutted to the south and west by properties zoned PMD – Planned Multi-Use Development. The southern portion of this adjacent land is developed as single-family residences while the west adjacency is a large 3-story apartment complex identified as Chaska Place. To the east of the site are lots zoned PCD – Planned Commercial Development holding a two-story office building. The north side of the site is bordered by County Highway 10 /Engler Boulevard. Across this street the land is zoned R1A – Low Density Single Family Residence however the entire area directly to the north of Engler Boulevard is a wetland / stormwater pond area separating the single family lots from the development site.

The site's vehicle access is off County Road 10 / Engler Boulevard on the north side currently with two standard drives and wide curb cut for apparatus. There are three pedestrian paths connecting to the site from the adjacent residential neighborhoods – two at the southwest corner of the site and the other on the northwest corner. These paths connect through the site mostly on the fire station property and provide access to the playground structure at the park. There are no sidewalks along the south side of Engler Boulevard along the development site or adjacent blocks.

Proposed Development

The proposed development is to provide a new Public Safety Facility at 285 Engler Boulevard, the site of the current Chaska Fire Station. This facility and the surrounding site will house the operations of the fire department, police department, as well as public gathering space and a revised city park area. The Public Safety Facility building will be around 94,000 total square feet of building which includes a partial basement area and a small second floor. The building footprint is proposed to be approximately 64,400 square feet which represents a total site coverage of 15.8% of the combined lots.

The site is designed to welcome the public to the campus at the main entry drive on the west side of the building. The drive leads into the site with the park on the west and public parking to the east side of the road. A prominent entry element will provide a clear and welcoming visual cue for the public to identify the facility entrance both from Engler Boulevard as well as when entering the main drive. The parking is also situated to serve the adjacent Meadow Park and will include strong pedestrian connections from the building and parking lot to the park land.

The proposed building location towards the northeast on the site is based on several important influences. First, the building is set tight to the building setback on the north side off of Engler Boulevard in order to maximize the remaining space to the back of the site adjacent to the single family residents. To maximize the park footprint, the building is also set to the far east side of the site allowing just enough room for the public safety staff driveway to exit on this side. This is also a side of the site where screening is not as relevant as it abuts the office building on the PCD zoned property.

The site design creates multiple zones as is critical for safety and security associated with police and fire operations. In addition to the park and public areas on the west half of the site, there will be a police department zone on the southeast quadrant and a fire department zone on the northeast portion of the site.

The police department will include a gated and fenced area for staff and in-use squad car parking as is typical in a modern police facility. This fence will be prefinished metal picket style. There will also be significant landscape plantings and up to a five foot high berm screening the southern side of the site where single family residents are located. The development of the landscape plan at this buffer area will be developed with additional input by these adjacent neighbors as discussed at the neighborhood open house recently held. Also, within the police site quadrant will be a ramp exiting the basement police squad parking and then routing to Engler Boulevard along the east side of the site for all police operations including call responses.

For the fire department zone of the site, the separation is focused on limiting public vehicular access to only the west drive allowing public safety response traffic only on the east drives. This portion of the site will limit traffic by the use of signage prohibiting public access and will be reinforced by the design of the new Engler Boulevard in cooperation with Carver County engineering staff. The east wing of the fire department portion of the building will house eight apparatus bays with their main response doors facing directly onto Engler Boulevard to promote safe and efficient response for the large apparatus of the fire department.

Parking

The parking for the site is broken into multiple categories based on the intended use. The quantities calculated in the table below represent an ordinance required ratio for the public accessed gathering spaces within the proposed building common area and operational staff quantities for all police and fire operations. The staff parking quantities include the projected staff growth over the next 20 to 30 years as the department grows to meet the needs of the projected population growth of the City of Chaska. Since these quantities will not initially be needed, the site plan indicates some areas of future parking stalls to indicate the areas of growth if it is needed.

Parking Stall Table

Space	Calculation Method	Parking Stalls Required
Public Meeting Rooms	116 occupants / 3.5 occ per stall	34 stalls
Public Guest Parking	1 stall / anticipated guest	6 stalls
Police Staff Vehicles	1 stall / staff at largest shift	40 stalls + 20 future stalls
Police Squad Cars	1 stall / squad car (basement)	29 stalls
Fire Staff Vehicles	1 stall / staff at largest shift	32 stalls + 14 future stalls
Total Required Stalls		175 stalls
Total Stalls Proposed		141 stalls+34 future = 175 stalls

The above table indicates a total of 175 stalls required for this facility. The police squad car parking is provided in the basement garage with a total of 29 stalls available inside. The police staff vehicles and temporary squad parking is on the south side of the building with 60 stalls available, 20 of which are shown as future stalls. The firefighter response parking is located on-grade behind the apparatus bays with a total of 18 stalls at this location. The remaining parking is a blend of public and firefighter use on the west and northwest side of the building where 68 stalls are indicated, 14 of which are indicated as future stalls. This approach provides sufficient flexibility to meet today's parking needs and expand the parking if needed as the departments and city grow.

Site Utilities

The site is served by the typical utilities all of which are connected to the existing fire station building. This includes a 6 inch water line that loops through the site just south of the existing building well within the footprint of the proposed construction and therefore will be relocated in the construction. The sanitary service is an 8 inch pipe located along the south side of the property flowing west and then south down to Meadow Lane. Finally, natural gas piping and electrical service lines are located along Engler Boulevard.

Wetlands and Stormwater Management

There are two wetlands located on the west side of the site. The northwest wetland has been deemed "incidental" and may be revised or enlarged as part of the proposed project. The southwest wetland has been identified as a historic wetland and will be regulated under the scope of WCA. This wetland

may not be impacted. There are a series of road ditch wetlands along Engler Boulevard. These have also been deemed “incidental” and will be removed as part of this project.

Stormwater will be treated onsite to meet the requirements of both the City of Chaska and the Carver County Watershed Management Organization. Two underground pipe filtration systems will be used to treat stormwater to reduce both the runoff rate and pollutant discharge from the site. The northwest incidental wetland will be enlarged to further treat the stormwater runoff. By enlarging the northwest wetland, it will reduce the required size of the underground pipe filtration systems by providing additional storage volume.

Site Grading

The existing site generally drains from east to west towards the two wetlands. The northwest wetland drains into the southwest wetland. The southwest wetland ultimately discharges into the storm sewer in Victoria Drive.

Since the proposed building will have a consistent finished floor elevation, the area adjacent to the building will be relatively level. The site will generally be graded away from the building and into catch basins in the parking lot. The water will then be directed into the underground filtration systems. Beyond the limits of the parking lot, grades will generally slope downward to tie-into existing grades. There will also be a screening berm at the south side of the police parking lot.

The apparatus driveway is a site feature that can set the elevation of the building, and ultimately the site grading. The slope of the apparatus driveway needs to be flat enough to not cause responding vehicles to bottom-out, but still allow proper drainage away from the building. Quick response times are important to fire stations, and if the apparatus drive is too steep, it may slow down the response time.

During the neighborhood open house it was also noted that the residents along the south site boundary have experienced some overland ponding. This will be further reviewed and addressed as relevant during the further development of the site grading and drainage design.

Exterior Architectural Design

Massing

The Public Safety Facility at a footprint of 64,000 square feet is significantly larger than many of the buildings within this part of Chaska although the three-story apartments to the west are taller than this development. Still, it is important to break up the building massing in multiple ways to reduce its scale and provide architectural interest. This is accomplished by creating a U-shaped footprint reducing any one façade in size and by breaking up each façade both with changes in height and stepping of building elements. The design also positions the building to the northeast side of the site maximizing the distance to the neighboring residential properties. The tallest portions of the building are likewise placed on the north portion of the site facing Engler Boulevard with the two-story fire residence area. There is also a three-story fire training hose tower which is positioned internal to the U-shaped building screening its height and the training operations that will occur at this tower. The remaining one-story portion of the building is on the south side of the facility which is closest to the single-family residential neighbors.

Image

As the first new municipal building in a series of planned updates, it is critical that the Public Safety Facility set the right tone for the future development of the City of Chaska's public buildings. As noted in the Guiding Principles, it is envisioned that this facility will honor the historic elements of Chaska's past while leading into the future. The proposed building aesthetic observes the long tradition of brickmaking in Chaska and use the common brick detailing elements shown in the attached Precedent Study as inspiration for this building while still creating a contemporary aesthetic that guides the City into the future.

While maintaining a unified aesthetic and four-sided exterior image, there are elements providing a degree of separate identity between the fire department and police department portions of the building. The fire station features arched apparatus bay doors and significant brick detailing reminiscent of the typical historic brick buildings in Chaska. This detailing is also evident in the historic fire truck display space just to the left of the main building entry. While the building design has a variety of focal points, the public entry is designed as the key visual element in the building including a large two-story clerestory providing daylight and views into the main lobby. This entry creates transition to a somewhat simpler, clean image of the police department portion of the public safety building which provides for more cast stone masonry with a lower percentage of brick.

Materials

As noted above, the use of cream-colored Chaska brick will play a major role in the exterior materials of the building. The design team will also look at incorporating other natural materials such as glass, high-quality metal panels, and cast stone masonry to provide long-lasting durability and a quality aesthetic.

Landscaping Design

The landscaping for this project will be focused on multiple important elements to enhance the site and provide functional benefits for those on the campus and the neighborhood beyond. First, we look at using landscape elements to draw attention to the main public entry drive and create a sense of welcome for those entering the campus. This will further be supported with a tree lined drive along the west side of the developed site reinforcing the sense of entrance and progression to the public parking and Meadow Park.

With the new campus layout Meadow Park will be revised by relocating the playground to the southwest of its current location and re-aligning the trail system to maintain connections to the different adjacent neighborhoods. This trail will include a sidewalk connection directly to the front entrance of the Public Safety Facility welcoming the public as well as staff to enter the park from the building as well as those using the park to visit the displays and common space within the building.

The parking lots include multiple peninsula islands to soften and breakup the pavement surface as well as provide shade to reduce the heat island effect. As we further develop the landscape layout, we will also look at foundation plantings along the building and highlights at staff areas. Also working with the civil design, we will look for opportunities to include stormwater best-practices elements specifically considering opportunities for raingarden elements.

Security and screening will also be an important part of the Public Safety Campus, particularly on the south side of the police department. The design includes a fence that encloses the police staff parking area with gates at the west drive and east side between fire department and police department paving. This fence is planned as a prefinished metal picket fence for attractive image and durable construction. There will be landscaping on the outside of this fence to further soften the view and create interest for these residents.

The plant materials will be selected for hardiness, pollinator value, and ease of care. The design team will also review the design with the parks and maintenance departments considering their input on plant materials, maintenance, and snow removal.

Neighborhood Input

A neighborhood open house was held the evening of July 26th with all neighboring property owners within a 500 foot radius invited through a mailing sent by City staff with approximately 25 residents attending. In addition to presenting the concept plans there was significant discussion with the neighbors with the majority of the discussion related to the site development and the park with the following items most commonly discussed. There was several playground locations shown on the site concept plan for input with a desire by the residents at the meeting for the playground to be closer to the single family homes than to Engler Boulevard.

Also discussed was the screening and berm shown to provide screening between the police department parking and the homes to the south. The presented plans show a very dense planting of evergreens along the berm. The neighbors voiced an interest in a greater variety of planting materials and an opportunity for more lawn areas abutting their properties. The landscape design will provide look at additional options to address these resident comments including providing additional opportunities for neighborhood review and input on these options. The site plan will also be revised to move the security fence and landscape screening at the west end of the police parking lot to be next to the initial parking stalls instead of using the future parking as the fence location. This will result in forty-four feet of additional lawn area along this portion of the park.

The citizens attending the open house indicated very little concern with the floor plan layout of the building with only a couple questions about the detention cells which was noted as being used for only up to 4 hours when booking suspects.

Finally, the exterior image of the building received consistent positive response from those attending the open house.

Enhancing the City of Chaska

The Chaska Public Safety Campus project provides many opportunities to support the mission of Chaska and its core strategies. From the outset of this project, there has been a strong desire to create welcoming community spaces that enhance the connection between the public safety personnel and the community. The public lobby, fire truck display, and inclusion of both the large training room as well as the smaller conference room for public use will create opportunities for community gathering within the building. As we proceed in the design process, the design team will further develop these spaces to emphasize access and a comfortable, friendly atmosphere for those using this common space.

The Campus will also provide quality of life improvements both for the members of the community visiting the site as well as a strong focus on health and wellness for the public safety staff serving the Chaska community. There will be enhanced opportunities for health and public safety training events for the public within the lobby or at the neighboring park. For the firefighter and police officers this new facility will provide a focus on health through incorporating best-practices elements such as zoning the building into hot / cold contaminant zones, particularly for firefighters returning from fire calls. Comprehensive decontamination spaces and equipment will likewise be planned to remove toxins for all public safety staff exposed to carcinogens and other biological contaminants in the line of duty. Physical health will also be emphasized with fitness spaces, both interior and exterior, provided for each department's staff.

The Police and Fire Departments will also be provided with many training elements where they can further hone their individual skills as part of their Commitment to Excellence in serving the Chaska community. These will include rooms for defensive tactical training and virtual reality simulation training for the police staff and a hose / training tower and mezzanine for firefighter training. Including these elements within the facility allows regular scheduling of staff training without facility fees or leaving the city for training classes.

In summary, the Chaska Public Safety Facility and surrounding campus will provide long-term value to the City of Chaska housing the current public safety staff and providing flexibility for the anticipated growth in the needs of each department. The new campus will encourage community gathering opportunities and support the safety of the city and its residents. Finally, this project will set the tone for the upcoming municipal facility improvements focusing on quality design blending the historic fabric of Chaska with a future focused aesthetic.

Public Safety Facility Neighborhood Meeting
July 26, 2023
6:00-8:00 p.m.

On Wednesday, July 26, 2023, a neighborhood meeting was held for the Public Safety Facility ahead of concept plan submission. The 500-foot notification area was used and approximately 150 meeting invitations were mailed out. A total of nine households attended (25 people), with the majority of attendees living directly adjacent to the proposed development. Additionally, on July 28 and July 29, plans were shown at River City Days

The following were comments received during the meeting and at River City Days. Also included is the response about how the development will look at these comments moving forward.

Public Safety Facility

Comment: The security fence around the perimeter of the police parking should not make it look like a prison.
Response: The intent is that the fence is decorative, but meets the needs of security for the police department.

Berming

Comment: Adjacent residents would like more of a balance between trees and green space on the berm rather than it all being landscaped.
Response: The landscape architects will work on a balance to what the residents described. We will continue to work with them on plans and views so they understand what each idea means before a final plan is put into place.

Meadow Park and Trails

Comment: Concern about the placement of the playground and would like to see it located further south. Feel it's too close to wetlands and not close enough to the single-family homes to the south.
Response: The location of the playground is still to be determined and these comments will be included as the park plan becomes more developed. The Parks and Recreation Commission will be reviewing the park plan several times throughout the entitlement process and will consider these comments when making a final recommendation.

Comment: Concern about the maintenance of the trail system in the area (outside of the park property). Some areas are in not so good of shape.
Response: This has been noted and will be looked into by the city's Public Works department.

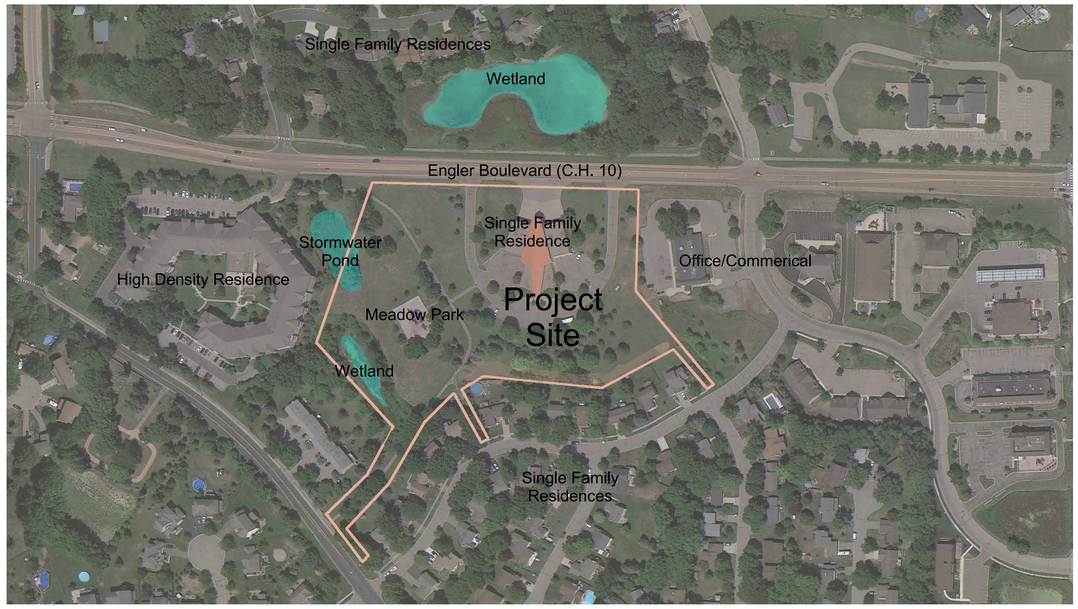
Comment: Concern about the loss of some of the green space as the new facility and parking will be located in what is currently a portion of Meadow Park.
Response: The architect team and city staff have been looking at areas where additional green space can be added back in. Some of these areas were shared as ideas with the neighbors who seem satisfied with the changes that are now reflected in the plans.

Comment: There are a lot of people who use the trail through the park on a regular basis. Would like to see the trail open as much as possible throughout the construction.
Response: The architects and staff will take this into consideration as we continue throughout the process and develop phasing plans with the contractor. The goal will be to keep it open for as long as possible; however, it will have to close temporarily in order for the construction to happen. More details will be provided as this gets more defined.

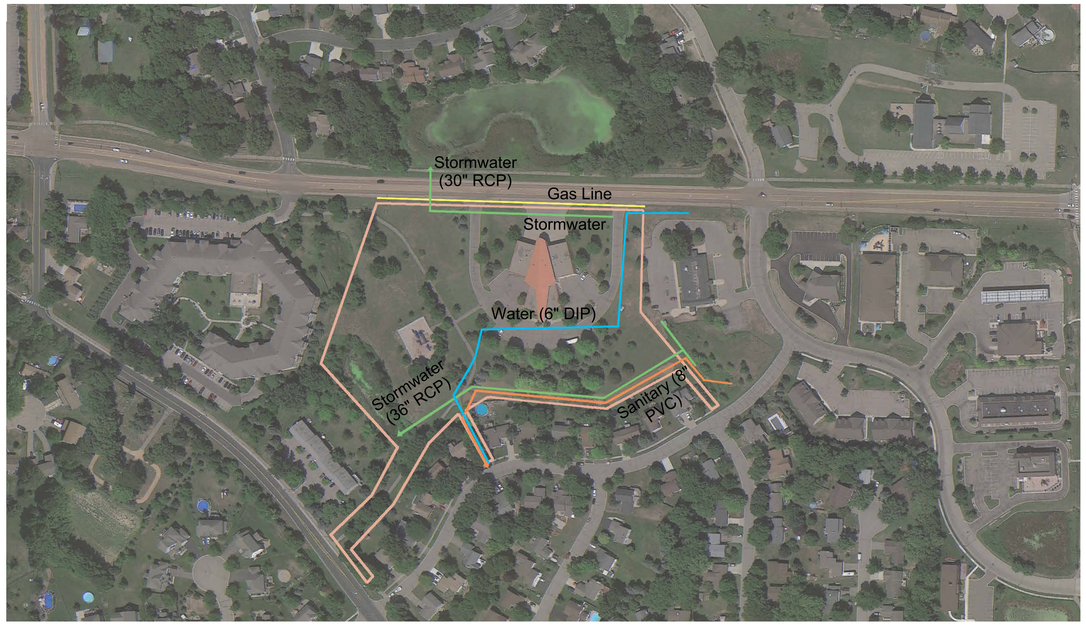
Other

Comment: Concern about how the roundabouts proposed with the Engler Boulevard reconstruction will cause cut-through traffic in the neighborhood.
Response: This comment has been provided to the City Engineer for discuss as part of the roadway reconstruction project.

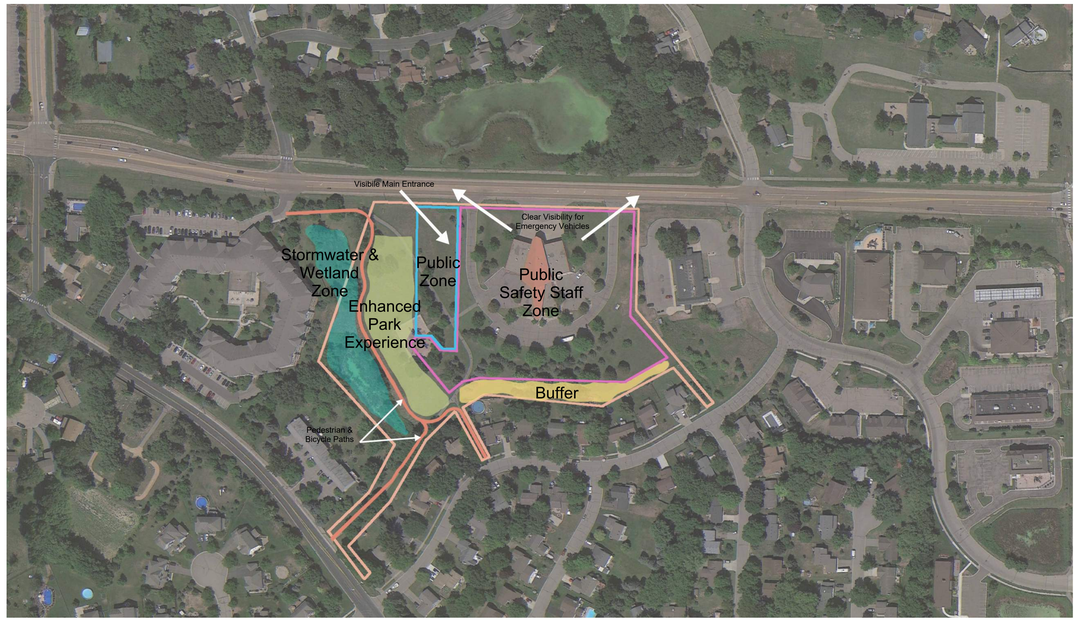
Comment: Question about if there is a pedestrian crossing on Engler Boulevard as part of roadway reconstruction and how it will connect with the trails.
Response: This comment has been provided to the City Engineer for discuss as part of the roadway reconstruction project.



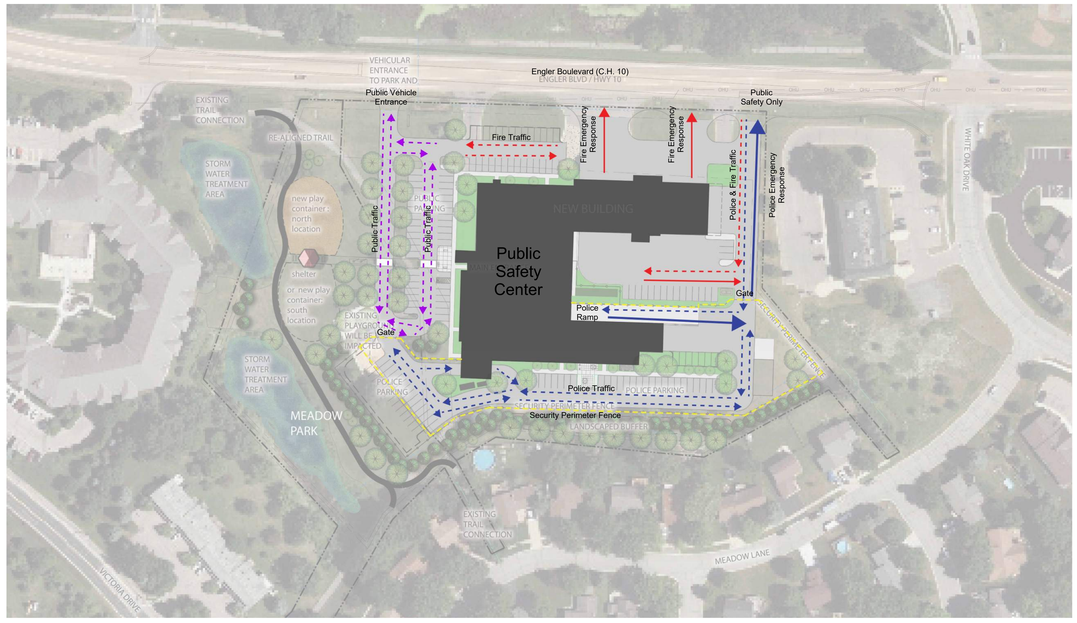
Site Context Plan



Existing Utilities Plan



Site Goals & Zones



Traffic Flow

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096
DATE: 08/01/23

Site Force Exhibit

CS01

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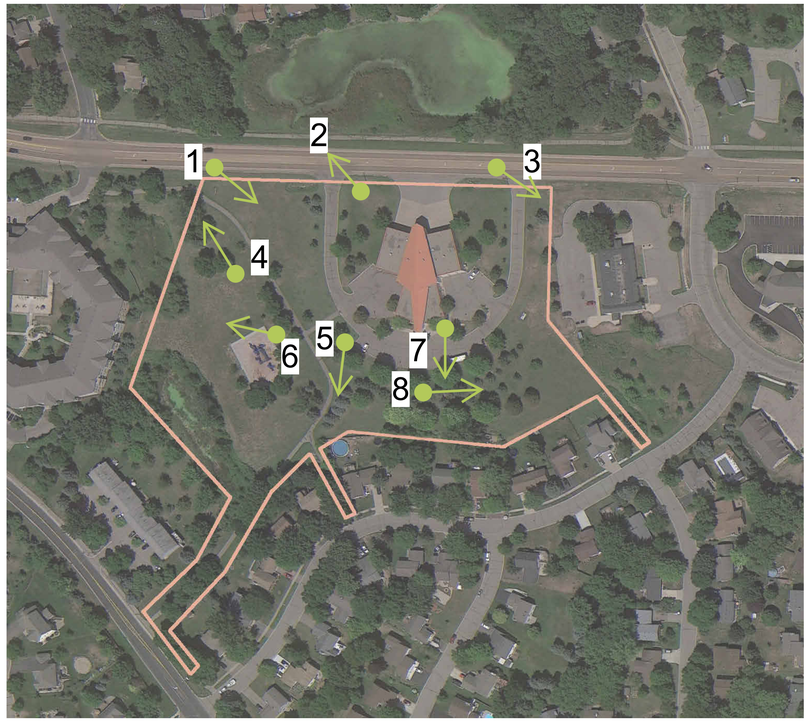
CONCEPT PLAN SUBMITTAL - NOT FOR CONSTRUCTION

1 - Northwest Corner of Property - Facing South

2 - Wetlands to the North of Property

3 - Northeast Corner of Property - Facing Southeast

4 - Northwest Corner of Property - Facing North



5 - Southwest Corner - Facing East

6 - Southwest Corner of Property - Facing West

7 - South Edge of Property - Facing South at Berm/Neighborhood

8 - South Edge of Property - Facing East at Berm

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Chaska Public Safety Facility

285 Engler Boulevard
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Site Force Exhibit

CS02

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CONCEPT PLAN SUBMITTAL - NOT FOR CONSTRUCTION

A1 CS03 Precedent Imagery
1" = 1'-0"

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Precedent Imagery

CS03

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GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. All disturbed areas to receive X" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.

SYMBOL LEGEND

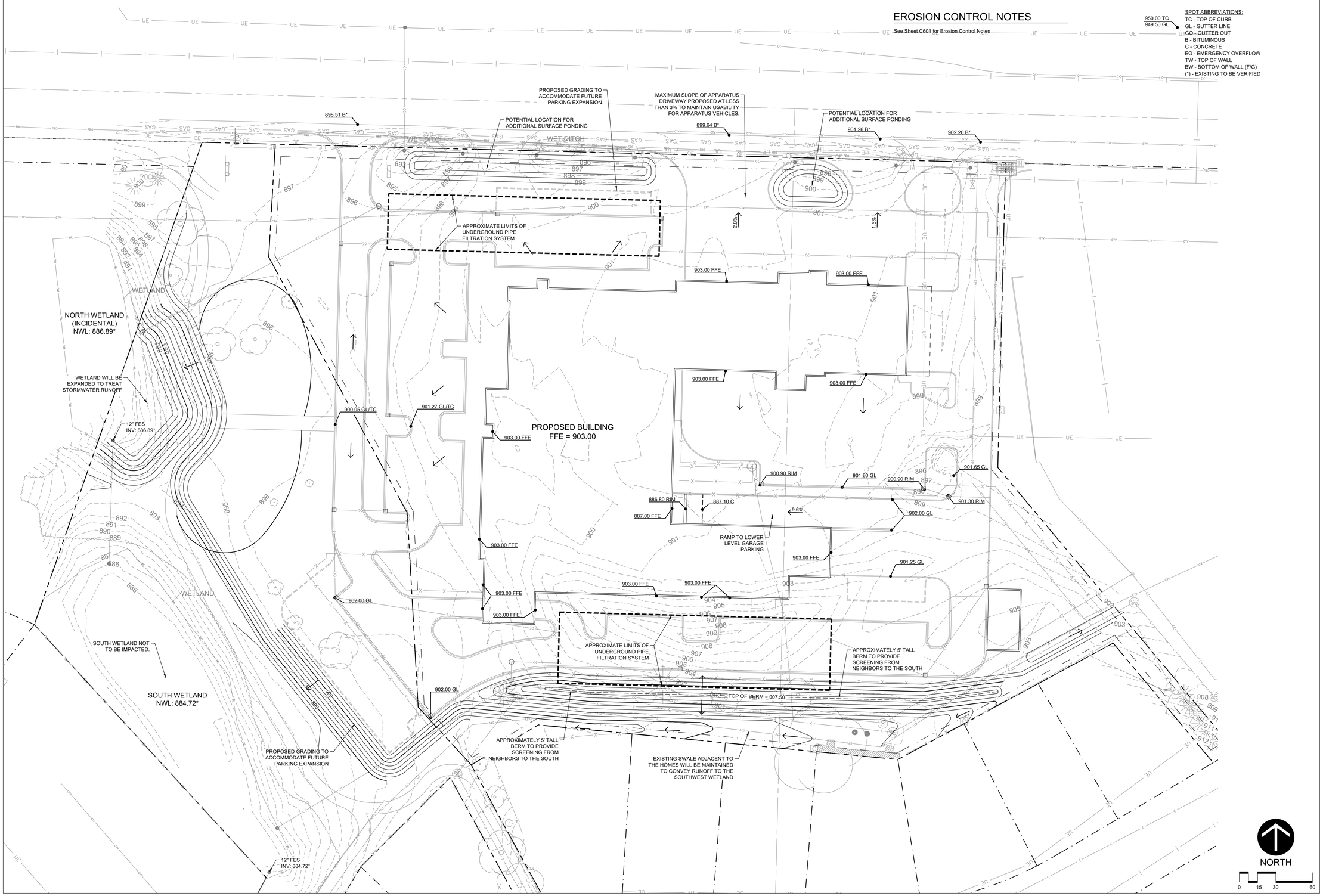
- 950 — EXISTING CONTOURS
- 950 — PROPOSED CONTOURS - MAJOR INTERVAL
- 949 — PROPOSED CONTOURS - MINOR INTERVAL
- GRADE BREAK LINE
- 2.0% — GRADE SLOPE
- SILT FENCE
- RIP-RAP / ROCK CONST. ENTRANCE
- INLET PROTECTION

EROSION CONTROL NOTES

See Sheet C601 for Erosion Control Notes

950.00 TC
949.50 GL

SPOT ABBREVIATIONS:
TC - TOP OF CURB
GL - GUTTER LINE
GO - GUTTER OUT
B - BITUMINOUS
C - CONCRETE
EO - EMERGENCY OVERFLOW
TW - TOP OF WALL
BW - BOTTOM OF WALL (F/G)
(*) - EXISTING TO BE VERIFIED



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City of Chaska

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Grading and Erosion Control Plan

C300

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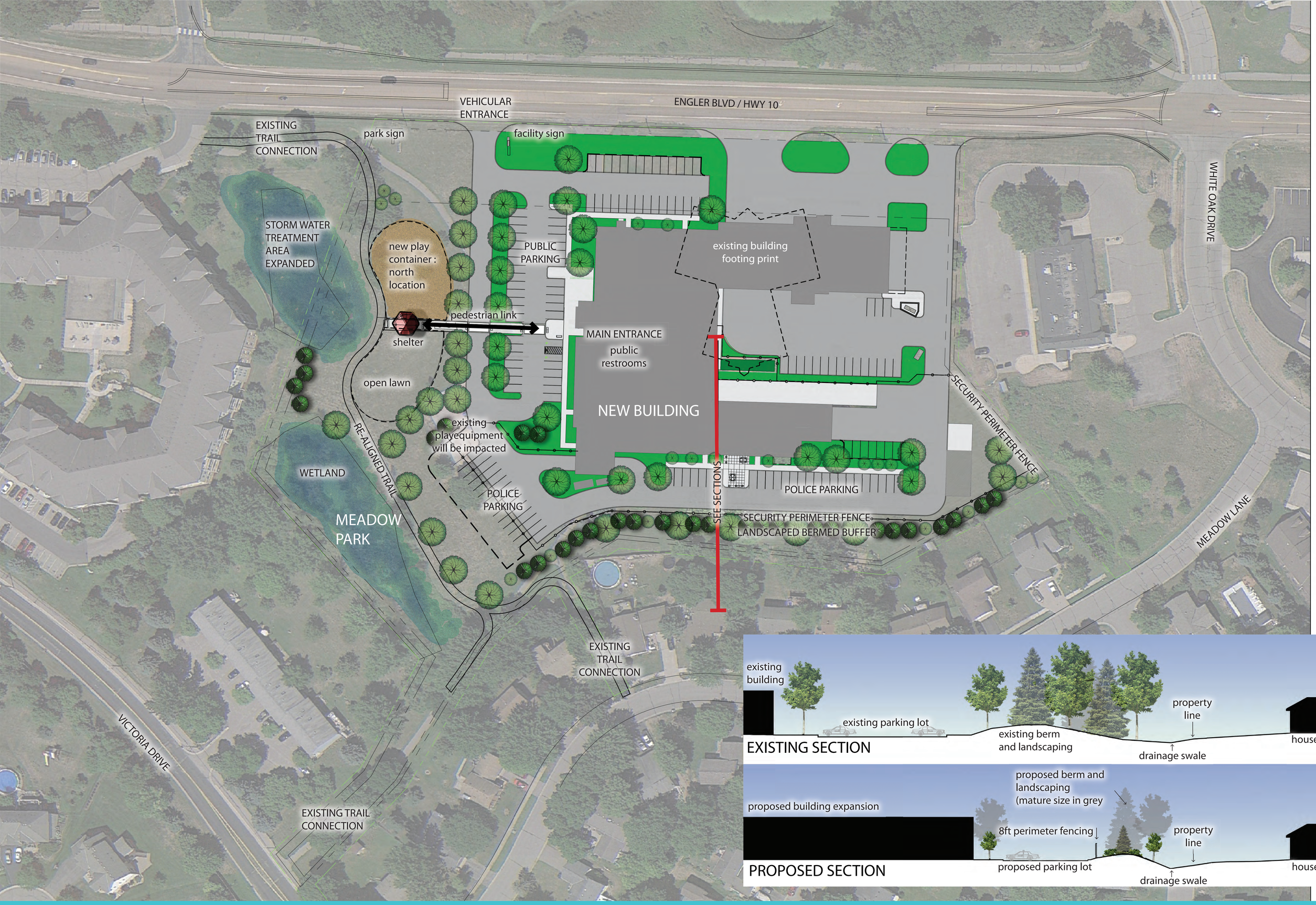

CHASKA PUBLIC SAFETY FACILTY- MEADOW PARK

CITY CONCEPT SUBMITTAL 8.1.23

HKGi

Parking Stall Schedule		
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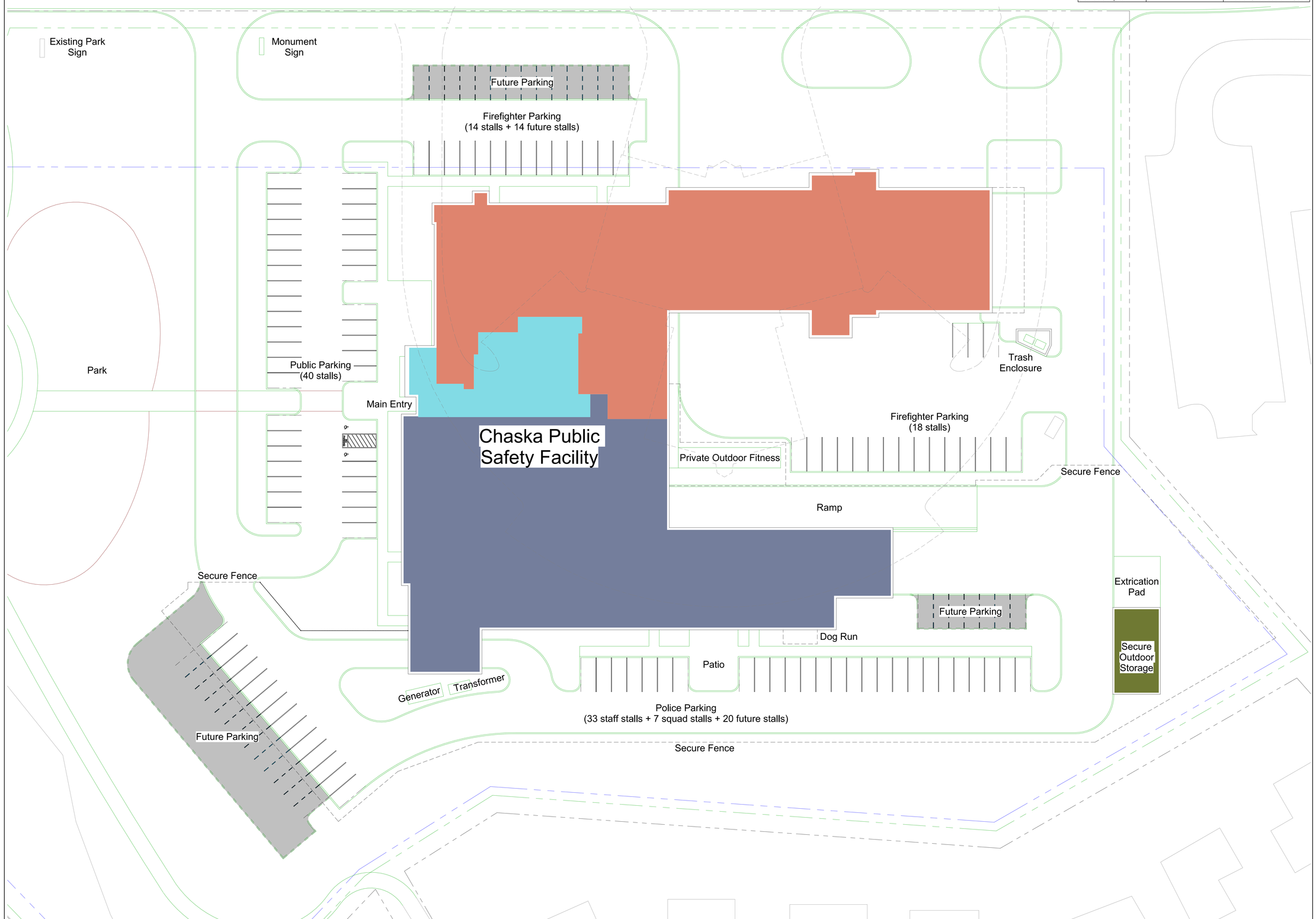

A1 CS04 Schematic Overall First Floor Plan
3/64" = 1'-0"

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City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
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REVISIONS:

CNH NO.: 22096
DATE: 08/01/23
Schematic Site Plan

CS04

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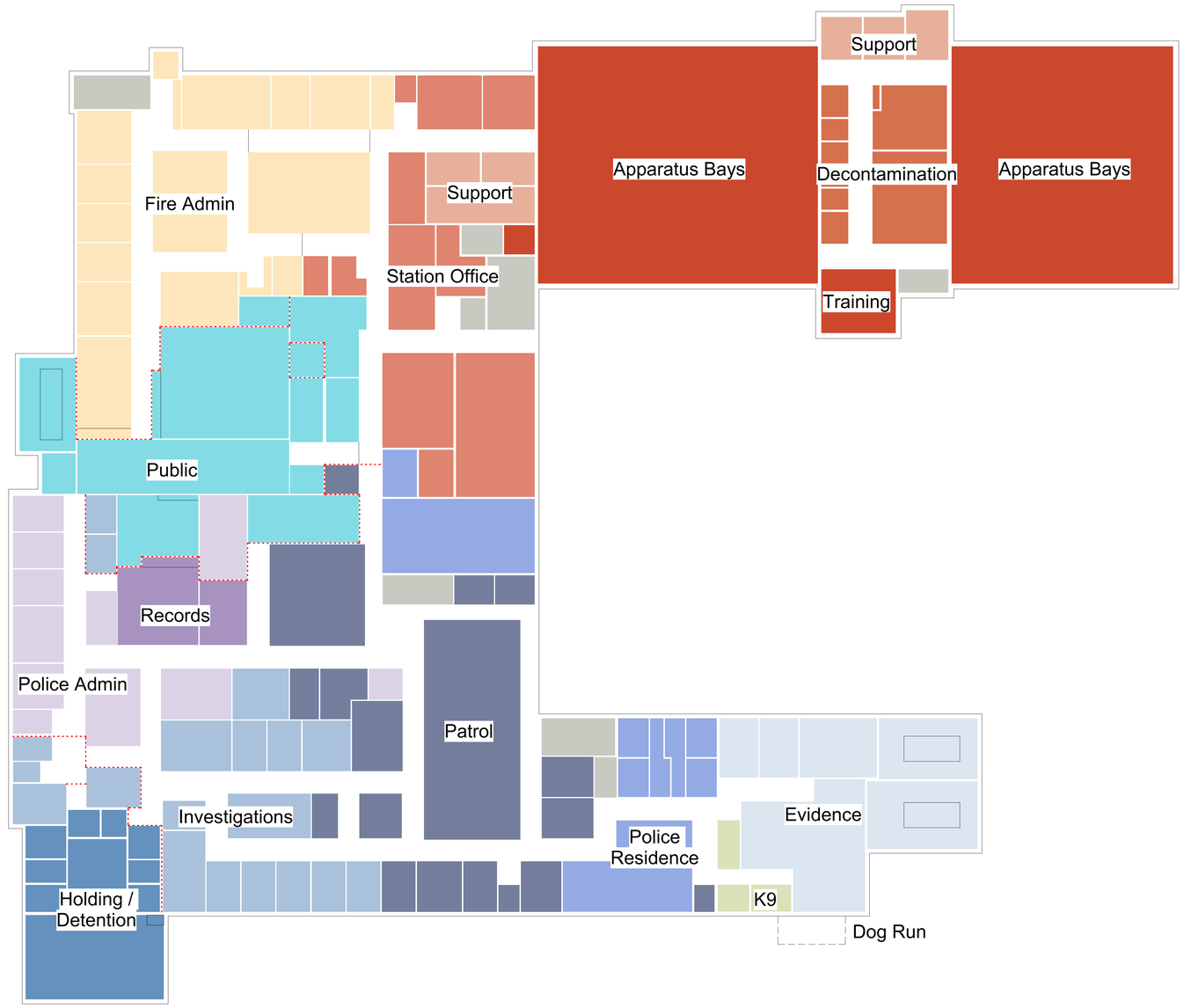

A1
CS05
Schematic First Floor Plan - Departments CS
1/16" = 1'-0"

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Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096
DATE: 08/01/23

Schematic First Floor Plan

CS05

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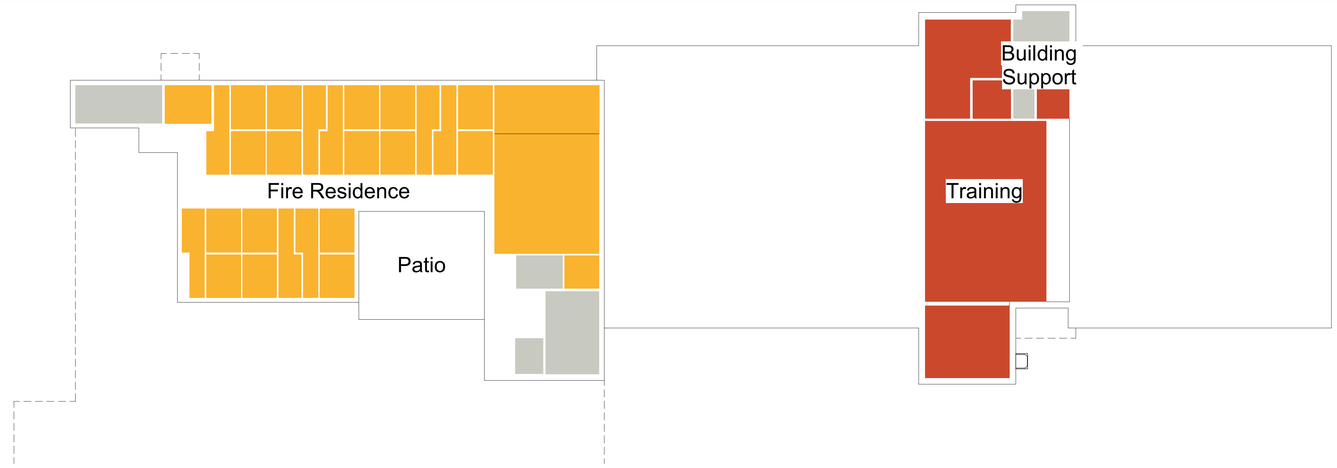
CONCEPT PLAN SUBMITTAL - NOT FOR CONSTRUCTION



M1 CS06 Schematic Second Floor Plan
1/16" = 1'-0"

A1 CS06 Schematic Basement Floor Plan - Departments CS
1/16" = 1'-0"

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096
DATE: 08/01/23

Schematic Basement & Second Floor Plans

CS06

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CONCEPT PLAN SUBMITTAL - NOT FOR CONSTRUCTION

L1 CS07 View A - Northwest Perspective

F1 CS07 View B - West Perspective

A1 CS07 View C - North Perspective

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City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096
DATE: 08/01/23

Schematic Exterior Perspectives

CS07

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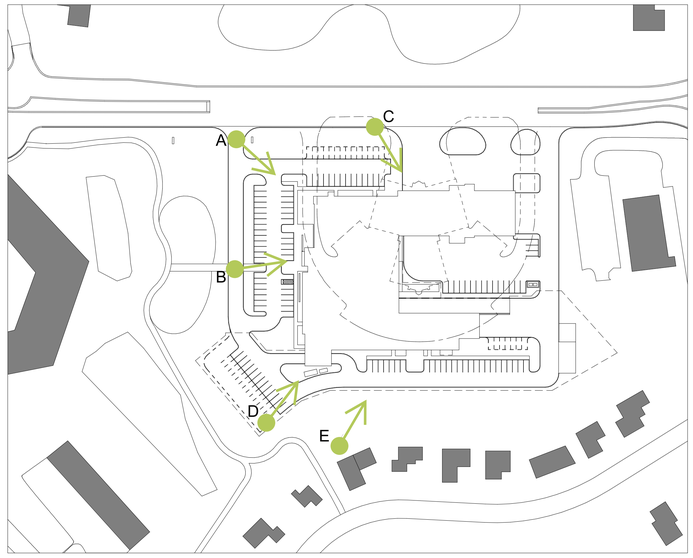
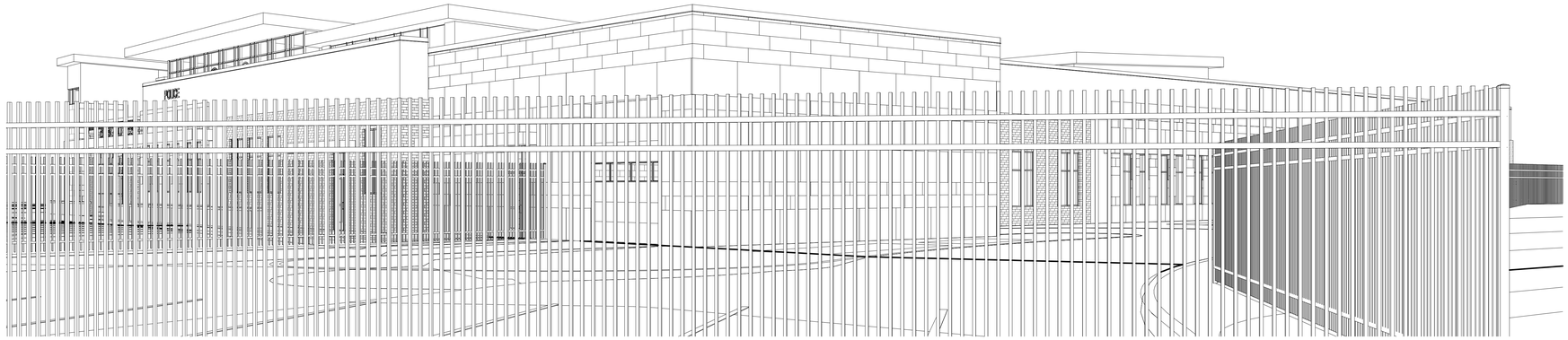
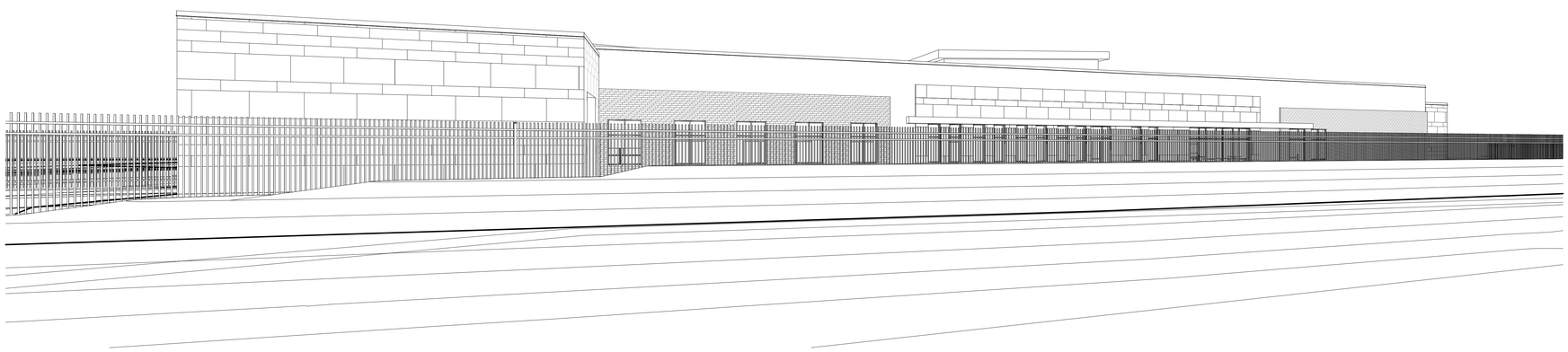


Exterior Perspectives Legend
1" = 100'-0"



F1 CS08 View D - Southwest Perspective



A1 CS08 View E - South Perspective

Architects CNH
7300 147TH WEST STREET SUITE 504
APPLE VALLEY, MN 55124
(952) 431-4433

City of Chaska

Chaska Public Safety Facility

285 Engler Boulevard
Chaska, MN 55318

REVISIONS:

CNH NO.: 22096
DATE: 08/01/23

Schematic Exterior Perspectives

CS08

CONCEPT PLAN SUBMITTAL - NOT FOR CONSTRUCTION

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- MINUTES -
CHASKA CITY COUNCIL
JULY 17, 2023

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:15 p.m.

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Noel Graczyk, Administrative Services Director; Kevin Wright, Communication Director; Elise Durbin, Assistant Administrator; Christophe Morschen, City Attorney; Lisa Nelson, Controller; Matt Burt, Accountant.

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. Southwest Transit – Erik Hansen Chief Executive Officer
Southwest Transit Chief Executive Officer Erik Hansen noted his appreciation of the local cities working together to support Southwest Transit. He explained COVID-19 had an impact on transit, but Southwest Transit has seen increases since 2022, though not to pre-pandemic levels. He pointed out the best way to get in touch with him is by cell phone, and he provided business cards to Council and Staff. Mr. Hansen offered to answer any questions.

Mayor Windschitl asked for an update on electric busses. Mr. Hansen stated Southwest Transit received a grant for a couple of electric busses. The issue is infrastructure such as charging stations and retrofitting the building. Ultimately, it will be a number of years before a complete transition.

5.B. River City Days Book Sale – Libby Fairchild
Libby Fairchild, stated the River City Days Book Sale will be on the Plaza instead of Lion's Park. There will be hours set on Thursday through Sunday of the event. Ms. Fairchild noted they are in massive need of volunteers. Councilmember Hubbard stated volunteering at the event is quite fun.

Ms. Fairchild added the Beyond the Yellow Ribbon Golf Tournament is coming up, but she will be back in a few weeks with more information.

5.C. Annual State of the Library Report – Jodi Edstrom Interim Library Director / Chaska Branch Manager

City Administrator Matt Podhradsky noted his appreciation of the partnership between the library and the City and the leadership of Ms. Edstrom. He congratulated Ms. Edstrom on her appointment to Library Director and stated he looks forward to working with her on the building of the new library.

Library Director and Chaska Branch Manager Jodi Edstrom stated the library was finally over one million checkouts in 2022 following the pandemic. There has been a return to in-person programming, and there has been a huge jump in eBook and eAudio checkouts. Carver County Library received a large donation that has allowed for internal grants, thanks to Charles Dahlke. There is a new Intergenerational Services Team and a new five-year Strategic Plan. Ms. Edstrom showed a list of library promises that were developed as part of the strategic planning process.

Ms. Edstrom showed a pie chart of circulation statistics. 62 percent of the circulation is in child print, which shows the prominence of families using the library. The library has been working on making the facilities welcome to all. New initiatives include a spice kit to coordinate with the adult winter reading program and a seed library, both of which are meant to promote community and diversity.

Ms. Edstrom noted the teen volunteer program has restarted since COVID-19, and there are teen book clubs planned for the summer. There is a summer reading program that is hosted in local parks. Other kids' programming includes reading to dogs or other animals, squad car story times, and open houses on Wednesdays with learning activities. Ms. Edstrom pointed out the library partnered with the Chaska Human Rights Commission to provide more diversity and equity in the book offerings.

Ms. Edstrom thanked the City for their ongoing partnership with the library. The Council thanked Ms. Edstrom for the presentation and her work in Chaska,.

6. Approve Previous Meeting Minutes

6.A. Approve the June 26, 2023 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the minutes of the June 26, 2023 City Council meeting.
Motion carried.

7. Consent Agenda

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

A. On-Sale Liquor at a Community Event – Patron's

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF23.01, for Patron's Mexican Bar & Grill, 207 N. Chestnut St #110, Chaska MN for Chaska's Latin Music & Food Festival, effective September 22nd, 2023.

B. On-Sale Liquor at a Community Event – La Hermosa

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF23.02, for La Hermoas Mexican Restaurant, 222 N. Chestnut St, Chaska MN for Chaska's Latin Music & Food Festival, effective September 22nd, 2023.

C. Adopt Resolution No. 2023-60 Approving the Final Site & Building Plan for Crown Extrusions (4035 Norex Drive)/Greystone Construction/PC #2023-17

Motion to adopt Resolution No. 2023-60 approving the Final Site & Building Plan for Crown Extrusions (4035 Norex Drive) (PC #2023-17).

Mayor Windschitl noted the Crown Extrusion building is moving very quickly.

Motion carried.

8. Action Items

8.A. 2022 Annual Financial Reports

City Administrator Podhradsky introduced the item to the Council and Jaclyn Huegel, CPA provided a presentation on it. Administrative Services Director Noel Graczyk also provided information.

Motion by Councilmember Huang, second by Councilmember Grau to accept the City of Chaska 2022 Annual Comprehensive Financial Report and associated audit reports and to also accept the Chaska Fire Department Relief Association 2022 Annual Financial Report and associated audit reports.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 17-7-2023

The Council requested further information about bills on pages 4, 15, and 16.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

Councilmember Huang:

- Congratulated Kevin Gravalin on his retirement.
- Volunteered at Johnson Association Fun Run.
- Noted he attended a Farmer's Market in San Luis Obispo, California, which is a huge event. He stated it is a source of inspiration for Chaska.
- Pointed out River City Days is July 28-30, 2023. They are in need of more volunteers.
- Stated Night to Unite is Tuesday, August 1, 2023.
- Added the Community Center Master Plan Open House is in August.

- Asked if there are opportunities for Chaska to move around money to save money or have higher interest rates, citing success with similar efforts by Southwest Transit. City Administrator Podhradsky confirmed Baker Tilly is constantly looking for better investment strategies.

Councilmember Hubbard:
- Explained her son attended the Fire Safety Camp, and he really enjoyed it. She thanked the Staff that put on the event.

Councilmember Hatfield:
- Stated there is a splash pad and freeze pops event at the Fire Department on Tuesday, July 18, 2023.
- Noted Story with a Squad Car is Wednesday, July 19, 2023.
- Added Coffee with a Cop at Caribou, food distribution, and police picnic supper on Thursday, July 20, 2023.
- Encouraged community members to visit Downtown Chaska local businesses. There has been a lot of progress on the construction.

City Administrator Podhradsky:
- Thanked Staff for their work on the Fire and Ice Festival.
- Expressed his concern for the families of law enforcement and the Fargo community after the death of police officers.

Mayor Windschitl:
- Thanked Parks and Recreation Staff for their work cleaning up the Fourth of July event.
- Stated the fireworks shows were phenomenal, which cost about $5,000 each night. Assistant Administrator Durbin added the Fire Department does a lot of work to set up the fireworks.
- Pointed out the next meeting is July 31, 2023.

10.B. 1st-Qtr 2023 Investment Report dated July 17th, 2023

11. Adjourn
Motion by Mayor Windschitl, second by Councilmember Grau to adjourn the meeting at 9:57 p.m.
Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
JULY 31, 2023

1. Call to Order
The meeting was called to order by Mayor Windschitl at 7:05 p.m.

2.Pledge of Allegiance

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

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Kevin Wright, Community Engagement Manager; Elise Durbin, Assistant Administrator; and Christophe Morschen, City Attorney.

4. Adopt the Agenda
Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation
No one wished to present to the Council.

6. Approve Previous Meeting Minutes
6.A. Approve the July 17, 2023 City Council Meeting Minutes
Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the July 17, 2023 City Council meeting.
Motion carried.

7. Consent Agenda
Mayor Windschitl pointed out Sienna White has been a phenomenal student representative with the Human Rights Commission. She is resigning from the Commission to head off to college.

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

A. Resolution 2023-63 - Identifying the Need for Livable Communities Policy Development Account Funding and Authorizing Application for Grant Funds

Motion to adopt Resolution No. 2023-63 Identifying the Need for Livable Communities Policy Development Account Funding and Authorizing Application for Grant Funds.

B. Adopt Resolution 2023-62 - Accepting Gifts and Donations

Motion to adopt Resolution 2023-62 acknowledging and accepting gifts to the City of Chaska received during the period April 1, 2023 through June 30, 2023.

C. Human Rights Commission Resignation - Sienna White

Motion to accept the resignation of Sienna White from the Chaska Human Rights Commission and move First Alternate, Rehm Lesueur into the vacant position.

D. Amendment 1 to the St. Francis Regional Medical Center Lease

Approve Amendment 1 of St. Francis Regional Medical Center Lease for another five-year term.

Motion carried.

8. Action Items

9. Bills

9.A. Accounts Payable Claims Roster 31-7-2023

The Council requested further information about bills on pages 4, 22, and 26.

City Administrator Podhradsky provided further information regarding those bills.

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

10. Other Business

10.A. City Administrator's Report

Councilmember Huang:

- Pointed out River City Days had a fantastic turnout.
- Stated Night to Unite is August 1, 2023.
- Noted the Chaska Community Center Open House is August 9, 2023.
- Added Carver County Fair is August 9-13, 2023.
- Stated there is a Fire Department Open House on September 11, 2023.
- Shared there is a food distribution is August 17, 2023.

Councilmember Grau:

- Noted there is a man-made trail near the archery range that can pose a danger.
- Pointed out Tour de Tonka is the upcoming weekend.

Councilmember Hubbard:

- Agreed River City Days hosted a great event.
- Listened to webinar by the League of Minnesota Cities about the marijuana law changes. City Administrator Podhradsky summarized the Council's previous discussion on the marijuana law changes.
- Asked for an update on the ordinance related to transient accommodations. Assistant City Administrator Durbin provided an update.

Councilmember Hatfield:

- Noted there is a low-cost pet vaccination clinic on August 3, 2023 hosted by Chaska Police Department.

- Stated the Minnesota Wild is putting on an event on August 1, 2023 at Chaska High School.

Assistant City Administrator Durbin:
- Explained the City put in a funding request for the new public safety facility, and the request has made it to the Senate Appropriations Bill. Final word on the funds will come at the end of the year.

City Administrator Podhradsky:
- Stated close to $900,000 has been raised over the last few weeks by the Rotary for the Mircle League Field.

Mayor Windschitl:
- Noted the site on Creek Road is getting ready to be built upon.
- Stated Minnesota Municipal Power Agency believes Chaska can be 90 percent renewable by 2035 and stay competitive with Xcel.

10.B. Financial Reports as of 5/31/2023

11. Adjourn
Motion by Councilmember Hubbard, second by Councilmember Grau to adjourn the meeting at 7:57 p.m.
Motion carried.

- MINUTES -
CHASKA ECONOMIC DEVELOPMENT AUTHORITY
JUNE 26, 2023

1. Call to Order
President Windschitl called the meeting to order at 7:58 p.m.

2. Roll Call
Roll call was taken. Present: President Windschitl and Commissioners Hatfield, Hubbard, and Grau.

Absent: Commissioner Huang

Also Present: Elise Durbin, Assistant Executive Director and Matt Podhradsky, Executive Director.

3. Agenda
Motion by Commissioner Hubbard, second by Commissioner Grau to adopt the agenda as presented.
Motion carried.

4. Minutes
4.A. Approve EDA Meeting Minutes of 6-5-2023
Motion by Commissioner Hatfield, second by Commissioner Hubbard to approve the minutes of the June 5, 2023 EDA Meeting Minutes.
Motion carried.

5. Discussion Items
5A. Approve an Amended and Restated Purchase and Redevelopment Agreement for the Ernst House/Chaska Yards Redevelopment Project
Assistant Executive Director Elise Durbin introduced and provided an overview of this item.

Motion by Commissioner Hatfield, second by Commissioner Grau to authorize the President and Executive Director to Sign an Amended and Restated Purchase and Redevelopment Agreement with the City of Chaska and the Carver County Community Development Agency. Motion carried.

6. Other Business
There was no other business.

7. Adjourn
Motion by Commissioner Hubbard, second by Commissioner Hatfield to adjourn the meeting at 8:04 p.m.
Motion carried.

Chaska
Parks and Recreation Commission
Meeting Minutes
June 13, 2023

1. Call to Order

The June 13, 2023, meeting of the Chaska Parks and Recreation Commission was called to order by Chair David Downs at 7:00 pm.

2. Roll Call

Attendance: Chair David Downs, Vice Chair Jason Branch, Donelle Heieie, Zach Saueressig, Elizabeth Wynveen, Michael Heuer, Terrence Schwerm, and Samsam Hassan.

Absent: Georgiann Keyport, and Karli Wittner

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

3. Adopt Agenda

Motion by Heuer, second by Heieie, to adopt the June 13, 2023, Meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

None in attendance

5. Approve Previous Meeting Minutes

5A. Motion by Heieie, second by Schwerm, to approve the Chaska Park Board meeting minutes of February 13, 2023.

Roll Call for Approval

6. Receive Council and Planning Meeting Minutes

6A. City Council Meeting Minutes 2/6/2023, 2/27/2023, 3/6/2023, 3/20/2023, 4/3/2023, 4/17/2023, 5/1/2023, 5/15/2023

6B. Planning Commission Meeting Minutes 1/11/2023, 2/8/2023, 4/12/2023

(Planning Minutes 5/10/2023 were not completed)

Intro of commissioners to Samsam Hassan, new student representative

7. Discussion Items

7A. Pedestrian and Bicycle Master Plan Update

Grange gave an update on the City of Chaska Pedestrian and Bicycle Master Plan. Grange shared this was started a while ago during Covid as a means for the City of Chaska to become a designated Bike Friendly Community and to promote more walking and biking. This project was developed and funded with a grant from Carver County. The plan takes a 6E approach: Evaluation, Engineering, Enforcement, Equity, Education, and Encouragement. Staff recently reviewed the plan and provided feedback to the consultant on revisions. Once revisions are back from the consultant, we will send out to the Project Steering Committee and make them available to the community for a 30-day review. We will also put out on social media, on our website where residents can comment, as well as intercepting people at our community events.

There also will be a joint work session with the council to give an overview and provide comments. Then we will formally bring it back for final approval.

The plan really is a vision that could be updated every 10 years along with the city comp plan. The plan provides recommendations that require further evaluation, community engagement and funding. Those will also require approval by council. There are however things we can do right away that are so called “lower hanging fruit”, such as education, enforcement, and evaluation.

As part of the 41-re-construction project, the focus will be on the design of the trail that will be part of the Carver County Regional trail underpass, going east and west, following along the Minnesota River Bluffs trail to Carver. The funding is there, now it is about the design.

Also as shared before, the city was successful in helping secure a grant for Safe Routes to School to be put in on Engler Blvd as did Clover Ridge Elementary School, that plan will start in the fall.

Heieie asked where the regional trail will connect. Grange shared the trail will connect along Audubon by the creek area.

Saueressig asked for more details about the Clover Ridge Elementary School grant. Grange stated the grant was awarded through MNDOT. There will be parent surveys and on-sight surveying. After that, there will be recommendations for programmatic and infrastructure improvements.

7B. Facility Naming Rights Update

Grange stated staff have been working with The Superlative Group as they started phase 2 of our professional services agreement to determine the level of interest in a naming rights partnership with businesses for the Curling and Events Center. Staff reviewed a prospective business list from Superlative, we also met with Chair Downs and Commissioner Saueressig to get their thoughts. Grange then shared the list with the city administrator, the assistant city administrator, and the director of community development. There was good feedback on businesses to add and some to remove. The city administrator then shared the list with the city council for review. The council reviewed it and gave feedback; they were supportive of every business on there and all approved the list. The list has been shared with Superlative, the next

steps are to contact the businesses to let them know of this opportunity and request a meeting with them.

7C. Community Center Master Plan Update

Another major project going on. This is a big building; Grange stated the last citizens task force meeting took place in April. At this meeting, city staff presented concept plans to showcase plans for the future of the building and address parking. Working inside an existing large building and trying to make it all fit together and flow, has been a challenge.

Staff considered all the public feedback received, and provided various options to address those areas, including parking, a plan for deferred maintenance, safety and access into the building, more fitness and exercise space, better aquatic space, improving the ice arena space and remodeling the theater space to increase usage.

Grange also shared some objectives that the task force had identified early on, a couple of them were to maximize existing space before we add on to the building. Create more multipurpose space, and connecting the building to nature, to capture views of the River Valley.

We went through that meeting and shared thoughts and component of the building in terms of renovation and re-programming, what that could look like. There also were the 3 options for parking which we landed on a preferred option that night. In addition, there were a couple other options for expansion on the table, more of a phase 2, that was expansion of the pool, more fitness space on lower area, as well as an option for a 3rd gym on the main level. There was discussion on whether one or both expansions should be included as phase 1 or should we be looking at as a phased approach all together. We didn't get to consensus as it was getting late, so Grange followed up that week with a quick survey to the task force, and asked was what we showed of the overall building plan meeting the mark, the answer was 100%, then we asked if we should Include the gym/fitness area in phase 1 and 11 out of the 12 said yes. Then we asked about the aquatics area, only 3 replied include in phase 1.

Grange reached out to the consultant after the meeting to talk through revising the exhibits and modifying expenses to reflect the changes.

We also spent time on the financing options. The option on the sales tax was talked about at great length, is that a strategy we want to consider. At the most recent legislative session all 31 submitted were approved. However, after that session, with the current influx, legislation now has put a moratorium on increased local taxes going forward to better evaluate. Staff will keep an eye on this at the state level.

Grange stated the goal is to share the master plan with the community at the open house on August 9th. There will be stations throughout the facility so citizens can view the drawings and see throughout the building spaces. We also will use the larger community events this summer to help get the word out. Now it is closing the loop, asking if we missed anything. If not, we wrap up the plan and start moving towards the approval processes.

7D. Parks Updates

City Square Park is scheduled to be updated this year. Normally we would like to conduct community engagement. If you recall, we had a joint work session in April, with various groups to review initial plans and thoughts. But as we learned there are restrictions with the updates because it is part of the State Historical Registry and has Native American burial grounds there. Brian Jung has been working with HKGi on plans that would work to restore what exists today and meet ADA Guidelines. That may be all we can do. The plans were sent to these various agencies on May 12 to receive feedback and any concerns. There will be a meeting with these agencies tomorrow to talk further and hear any concerns they may have and better understand how to proceed with planning.

The Lions Park update is complete. The updates include a new park shelter, a new bathroom facility and a cool Lion Fountan. We already had an event there as well! The playground will get done in a couple years.

The Savanna Oaks Park update is nearly complete. They will plant fifty trees in the next week or so, complete the pavement, install benches and the sign. There is a rough-cut of the trail implemented as well. This fall, they will sub cut the trail and put in rock. There is no update on the goats, as the grant was not approved.

Schwerm stated the trails and playground have been used often in the last couple of weeks. He asked about garbage cans and dog waste stations. Grange stated he would follow up on the garbage cans. The city does not provide dog waste stations. Some residents have requested additional tree planting.

Heieie asked when the northern side of the city would be connected to Creek Road and other paths. Grange could not remember details about land ownership for this space. He was unsure of the Savanna Oaks trail connection as well.

Grange shared the most recent rendering of the future SW Chaska Community Park. There will be a community engagement process later this summer or early fall. They submitted a grant for the inclusive/universal playground, with the potential to receive $350,000 towards this project. The Chaska Rotary is fundraising for the baseball field.

Downs asked for the timeline if we receive the grant for the universal playground. The universal playground would have to be completed early 2025. The grant would not cover the full cost of the universal playground. Grange estimated the cost for the field and playground to be approximately $2.5 million.

Heuer asked if there would be a school built at the site. Grange shared the location of where the school would be on the southwest corner of the site. Saueressig asked if the school district was a part of this meeting. Grange stated this would be a part of the masterplan process, but the discussions need to still happen. Heieie asked if there was land for them to purchase for the parking lot and playground for the school. Grange stated this would be a cost-sharing opportunity.

The Crooked Pint Patio experienced concrete heaving. The public works team worked on better drainage under the concrete pad. This project is coming along nicely.

Grange shared additional updates. The Concert in the Park series starts on Wednesday. The Farmer's Market at Fireman's Park starts on June 21st from 5-8 PM. Saturday, June 17th, there is a Pride Picnic with ice cream and dancing.

Grange stated youth camps and swim lessons started this week. There are also Yoga and PiYo exercise classes for free at Fireman's Park. The Fire and Ice Community Festival is on July 14 and 15. Teams will come from all over the country to curl. Grange stated they hope different sections on Highway 41 will open in early July prior to this event.

Heieie asked if there were concerns from the Del Web community about the Fireworks. Grange stated he was not aware of any concerns.

8. Other Business

8A. Round Table

Heieie stated she and her husband have taken advantage of the Parents Night Out put on by the Community Center. She's enjoying the programming, It's a gift.

Saueressig asked about the construction of the Loop at the golf course. Downs stated the building completion projection was Labor Day. Saueressig shared he is DJ'ing at the Pride Picnic.

Branch welcomed the new Youth Commissioner Samsam and thanked her for serving.

Wynveen asked what programming is put on for youth golf opportunities, especially with the Loop opening. Grange stated there might be opportunities for Adaptive Programming for Youth Golf. Downs stated there was meant to be opportunities and classes for children at the Loop but was unsure who organized the lessons previously. Grange stated he would look into golf program opportunities. Wynveen encouraged staff to explore this programming opportunity since there are no local options currently available.

Heuer asked about the email sent based on the tire swing. A community member had their child fall through and slip on the tire.

Samsam stated teens would attend movies at the CCC or elsewhere in Chaska if they were good movies. This is all dependent on what movies would be offered. She stated many teens would go see Superhero movies if they were Chaska. Then they wouldn't have to drive out of town.

9. Adjourn Meeting

Motion to Adjourn the June 13, 2023, meeting by Wynveen, second by Branch.

Roll Call to Adjourn at 8:19 p.m.

Next meeting: July 11, 2023