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AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. APPROVAL OF FEBRUARY 11, 2019 MINUTES

III. CONSENT AGENDA
(All items listed are considered by the Planning Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Planning Commission Board member or public member so requests, in which event the item will be removed from the Consent Agenda to be considered separately.)

   A. Request for Conditional Use Permit Amendment (PL#2019-009) to add approximately 3 acres to the existing parcel and construct a building for indoor use.
   B. Request for Preliminary Plat and Final Plat of Doucette 2nd Addition (PL#2019-011) consisting of 1 lot on 11.5 acres.
      Location: Section 28
      Township: Louisville
      Current Zoning: I-1

IV. PUBLIC HEARING – 6:30 PM THOMAS ACRE 2ND ADDITION (PL#2018-111)
   A. Request for Preliminary Plat and Final Plat of Thomas Acres 2nd Addition consisting of 5 lots on 77.54 acres.
      Location: Section 05
      Township: New Market
      Current Zoning: RR-1

V. PUBLIC HEARING – 6:35 PM PETERSON WINERY (PL#2019-010)
   A. Request for a Conditional Use Permit to operate a private farm winery
      Location: Section 01
      Township: New Market
      Current Zoning: RR-1

VI. PUBLIC HEARING – 6:35 PM YMCA (PL#2018-090)
   A. Request for a Conditional Use Permit to operate private day camp
      Location: Section 09
      Township: New Market
      Current Zoning: RR-1

VII. PLANNING MANAGER UPDATE

VII. GENERAL & ADJOURN
I. ROLL CALL AND INTRODUCTIONS

Chair Vonhof opened the meeting at 6:35 PM with the following members present: Donna Hentges, Ed Hrabe, Ray Huber, Lee Watson, Barbara Johnson and Tom Vonhof. Gary Hartmann was absent.

County Staff Present: Brad Davis, Planning Manager; Marty Schmitz, Zoning Administrator; Greg Wagner, Senior Planner; Nathan Hall, Associate Planner; Deb Brazil, Administration; Tom Wolf, County Board Commissioner; and Barb Simonson, Deputy Clerk to the Board.

II. APPROVAL OF JANUARY 14, 2019 MINUTES

Motion by Commissioner Watson; second by Commissioner Hrabe to approve the minutes of January 14, 2019 Planning Advisory Commission meeting. The motion carried unanimously.

III. CONSENT AGENDA

3.1 PUBLIC HEARING 6:30 PM: BASTYR ESTATES 2ND ADDITION (PL#2018-098)

A. Request for rezoning of 57.99 acres from A-3, Agricultural Preservation Density District to UTR-C, Urban Transition Reserve Cluster District

B. Preliminary Plat and Final Plat of Bastyr Estates 2nd Addition consisting of 1 lot and 1 outlot on 57.99 acres.

   Location: Section 21
   Township: Helena
   Current Zoning: A-3

Criteria for Approval:

1. Adequate Drainage – the proposed plat will meet all storm water drainage requirements as identified in Chapter 6 of the zoning ordinance.

2. Adequate Potable Water Supply – the proposed plat, utilizing an individual well, meets the requirements of the zoning and subdivision ordinances.

3. Adequate Roads or Highways to Serve the Subdivision – the property and lot have frontage on 255th Street West, a gravel Helena Township road. The applicants have applied for a driveway permit through the Township.

4. Adequate Waste Disposal Systems – the proposed lot meets all requirements of the individual sewage treatment system ordinance.
5. **Consistency with the Comprehensive Plan** – the proposed plat conforms to the goals and policies contained in the proposed 2040 Comprehensive Plan for the development in the Transition Area and continued agricultural use.

6. **Public Service Capacity** – the proposed development does not adversely impact the public service capacity of local service providers.

7. **Consistency with the Minnesota Environmental Quality Board’s Policies** - the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.

8. **Consistency with Capital Improvement Plans** – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County’s capital improvement plan.

And noting that Helena Township recommended approval of this request at their July 2018 monthly meeting.

### 3.2 PUBLIC HEARING 6:30 PM NEISEN REZONING (PL#2018-118)

A. Request for rezoning of 76.98 acres from A-1, Agricultural Preservation District, to A-3, Agricultural Preservation Density District.

- **Location:** Section 32
- **Township:** Belle Plaine
- **Current Zoning:** A-1

**Criteria for Approval:**

1. **The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official County Comprehensive Plan.**
   The proposed rezoning conforms to the goals and policies contained in the 2030 Comprehensive Plan for preservation of agricultural land.

2. **The proposed use is or will be compatible with present and future land uses of the area.**
   The use is not changing and while the lot size is being reduced the overall density will remain at one unit per 40 acres.

3. **The proposed use conforms to all performance standards contained in this Ordinance.**
   The use of the property is not changing, the majority of the property will remain in agricultural production.

4. **The proposed use can be accommodated with existing and planned public services and will not overburden the County or Township’s service capacity.**
   The use is not changing and therefore will not adversely impact public service capacity for local service providers.

5. **Traffic generation by the proposed use is within capabilities of streets serving the property.**
   The existing residence has frontage on MN Highway 19 and the access point will not be altered. The remaining agricultural parcel has an existing field access.

And noting the Belle Plaine Town Board made a recommendation of approval at their January 2019 monthly meeting.
3.3 PUBLIC HEARING 6:30 PM ACTION OVERHEAD GARAGE DOOR (PL#2019-001)

A. Request to amend Conditional Use Permit to expand existing facilities.

Location: Section 17
Township: Credit River
Current Zoning: I-1

Conditions to be Satisfied Prior to County Board Consideration:
1. Any conditions stated in Credit River Township recommendation of the Conditional Use Permit.
2. Any conditions stated in the Scott County Natural Resources Department review of the CUP and the project Resource Management Plan.
3. The applicant shall provide the County with a $5,000 financial guarantee to ensure compliance with required site improvements including grading/stormwater management facilities, landscaping, paving, screening fence, and other improvements required by the Scott County Zoning Ordinance.

Criteria for Approval (Chapters2-6-1)
1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.
The property is served by paved public roads. There are no imminent plans to provide municipal services to the area.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.
The use is allowed in the I-1 district through a CUP. Uses in the area are primarily agricultural and the previous business owner established trees that provide significant screening. Additional plant material is proposed with the expansion.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.
The proposed structure is a prefinished metal wall panel building with contrasting colors, textures, and windows to break up the length of the building. It is of similar type and style to other industrial buildings in the County.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.
The Comprehensive Plan guides this property as Commercial/Industrial Area so the proposed use is allowed within this area.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.
Access to the site will be maintained from Murphy Lake Boulevard, a paved Township road. Improvements and expansion of the on-site parking will provide adequate parking.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
The proposed business expansion will utilize an individual well and private sewage treatment system, as
well as stormwater infiltration areas.

8. **All buildings/structures must meet the intent of the State Building Code and/or fire codes.**
The proposed building will require building permits and review by the Scott County Building Department
for conformance to the State Building Code.

**Conditions of Approval:**
(Existing Conditions, New Conditions, & Removed Conditions)

1. The applicant is to notify the Scott County Zoning Administration Department in January of each year,
stating they are in compliance with the conditions of the Conditional Use Permit (CUP). Failure to do so
may be a basis for revocation of the CUP.
2. This CUP is issued to Action Overhead Garage Door, LLC, applicant for the expansion of existing
facility.
3. The Conditional Use Permit is issued specifically to Don Loehr and if the property is sold or leased, the
new operator must meet with the Scott County Planning Office to review the permit.
4. The Conditional Use Permit is issued solely to allow the operation of an overhead garage door business.
5. The business shall be operated in accordance with the applicant’s letter dated 7/19/99.
6. The property shall be maintained in a neat and orderly manner.
7. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all
garbage, trash, construction waste, debris, concrete rubble and all other nonessential or nonfunctional
materials from the Property.
8. All signage shall comply with the County Sign Ordinance.
9. Adequate off-street parking shall be provided for clients and employees.
10. The Credit River Town Board may conduct an annual review of the CUP to ensure compliance.
11. The applicant shall install a water meter and will be responsible to take and submit readings on a
quarterly basis to Environmental Health staff to insure that the septic system is adequately sized for the
water use.
12. If not already installed, the applicant shall install a water meter and will be responsible to take readings
on a quarterly basis and shall make readings available to Environmental Services staff to insure that the
septic system is adequately sized for the water use.
13. Only domestic sewage may be discharged to the septic tank/drainfield. All wastewater from commercial,
industrial, floor drain and non-domestic sink sources shall be plumbed to a holding tank unless
otherwise approved in writing by the Scott County Environmental Health Office.
14. All structures utilized for the business shall be approved by the Building Official for the intended use.
15. The applicant shall share responsibility for the construction of the holding pond indicated on the site
plan.
16. All outside storage must be located within the fenced area. The fence shall be at least 6’ high and
provide a minimum opaqueness of 80%.
17. The applicant shall comply with the Highway Department requirements. Access to the property shall be
limited to existing driveway unless an added access is approved by the Scott County Highway
Department.
18. The CUP holder shall pay an annual inspection fee for the CUP, if and when Scott County adopts an
inspection fee ordinance.
19. If property ownership changes or a new applicant/operator is proposed, the applicant/operator shall
contact the Credit River Town Board and the County Zoning Administration Department to review the
conditions of the CUP, and any proposed operation changes. The applicant/operator shall notify the
Zoning Administration Department of any possible operation changes and obtain a Certificate of
Compliance from Scott County Zoning Administration.
20. Prior to undertaking any physical or operational changes to the business, the operator shall contact the
Scott County Planning Office to determine if such expansion is in compliance with the conditions and
intent of the permit.
21. The property shall be developed in substantial compliance with the approved project plans (currently
dated) and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the Credit River Town Board.

22. Oil, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.

23. Outdoor storage is permitted as an accessory use to the primary business, and must be located to the rear of the building as identified on the applicant’s plans.

24. No vehicles shall be parked or stored along or on any road or road right-of-way.

25. Landscaping shall be installed per plans (Currently dated January 23, 2019 and as may be amended prior to County Board action). All plant material required as part of the Landscaping/Screening Plan shall be maintained and kept alive. Any dead or damaged plants shall be replaced. All plants shall be warranted for a full growing season. Fencing shall be maintained and replaced if damaged or otherwise removed.

26. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this conditional use permit.

27. All necessary building/electrical permits shall be obtained for construction of all structures on the property. The buildings shall comply with the State Building Code and other applicable codes.

28. A septic permit is required for installation of the sewage treatment system. The septic sites identified on the project plans shall be protected from any disturbance, grading, or compaction, and shall be fenced prior to construction.

29. All lighting shall comply with the Scott County Zoning Ordinance.

30. Site grading and construction shall be consistent with the approved Resource Management Plan and approved project plans (Currently dated January 23, 2019 and as may be amended prior to County Board action).

31. Issuance of the CUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and driveway permits.

32. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.

Motion by Commission Johnson; second by Commission Huber to approve all 3 matters of the consent agenda. The motion carried unanimously.

IV. PUBLIC HEARING 6:35 PM SAFETY SIGNS, INC (PL#2018-050)

A. Preliminary Plat and Final Plat of Safety Signs Addition consisting of 1 lot on 35.75 acres.

B. Request for Conditional Use Permit for office facility and contractor yard.

Location: Section 01
Township: New Market
Current Zoning: I-1

Greg Wagner presented the staff report for this application. The specific details within the staff report and a video are available on the Scott County Website February 11, 2019 Planning Advisory Commission Agenda Packet

For the Staff report please click on the download arrow and click on Agenda, Save and Open. Open the bookmark at the top of the page and click on the Safety Signs (PL#2018-050). The video of this meeting is also available for viewing by clicking the media button for video.

The public hearing was opened up to the public.
Commissioner Hrabe asked if lighting issues with regards to glare onto Interstate 35 have been discussed. *Mr. Wagner reviewed the plan for current lighting consisting of industrial lighting on the building itself which will be directed downward with the use of hooded lights. This type of security lighting is standard. If owners want to utilize any type of pole lighting in the parking lot or storage area, the matter would have to be reviewed for county lighting standards of the Zoning Ordinance.*

Commissioner Hentges asked of the outside storage would be fenced. *Mr. Wagner replied the area would have an 8 foot high chain-link security fence.*

Commissioner Johson asked about expectations for property owners to maintain their outside storage in a neat and orderly fashion. *Mr. Wagner reviewed the landscape plans to enhance the tree line along Interstate 35 to reduce the view from the road. He referred to the adjacent Michels property. The county looks for an organized yard but if no complaints from others then the owners may organize as they see fit and indicated the county code enforcement officer does review properties on a regular basis.*

Commissioner Huber inquired about the elevation of the property from Interstate 35. *Mr. Wagner reported it is about 10 feet higher than the road so traffic would be looking up at the site and likely cannot see onto the property.*

Applicant and Owner Jay Blanchard approached the podium and reported further on the site elevation and related views from the roads.

Commissioner Vonhof asked for verification there will be a turn lane of Highway 29. *Mr. Wanger confirmed and demonstrated on the overhead map where the right turn lane will be located.*

Resident LeAnn Ring, 22351 Pillsbury Ave, New Market commented about:
- As a neighbor to the property is concerned the property will have a good view or possibly a blocked view of the outside storage as seen from their home across County Road 46.

Mr Wagner presented the plans for the property again on the screen reviewing the current landscape. He stated there are no current county ordinances that would require a roadside screen on the front yard but stated they could ask the owner to work with the neighbors regarding the concerns. This will involve considering work in the road easement and power line easement that are along the road as well. He cited the neighboring Michels berm, which the applicant will consult with County Transportation staff to find a solution for allowable screening.

*With no further public comment there was a motion to close the public hearing. Motion by Commissioner Watson; second by Commission Hrabe to close the public hearing. The motion carried unanimously*

*Motion by Commissioner Watson; second by Commission Hrabe based on the criteria for approval listed in the staff report, to recommend approval of the Preliminary Plat, Final Plat, and Conditional Use Permit for Safety Signs to operate a Contractor Yard with a Business Office and associated Outdoor Storage, noting that this recommendation is subject to the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the CUP. The motion carried with 5 Aye’s and with Commissioner Johnson abstaining.*
Conditions to be Satisfied Prior to County Board Consideration:

1. The applicant shall clarify outdoor storage areas, not to be located in a required front yard setback (100 feet from road right-of-way) versus vehicle parking. Additionally, any storage use of the north end of the site will require landscaping or a screening berm along County Road 46.

2. Any conditions stated in the Scott County Natural Resources Department review of the Plat, CUP, and the project Resource Management Plan.

3. The applicant shall provide the County with a $5,000 financial guarantee to ensure compliance with required site improvements including grading/stormwater management facilities, landscaping, paving, screening fence, and other improvements required by the Scott County Zoning Ordinance.

4. Any conditions listed in the Scott County Environmental Services Department review of the Plat, CUP, and submitted Septic Drainfield Information/Locations.

5. Any conditions stated in the Scott County Transportation Department review of the Plat, CUP and required access improvements. A detailed turn lane design shall be provided, and all other existing driveways and field accesses shall be removed. A financial security shall be provided to Scott County Transportation to ensure the turn lane is installed according to County standards.

6. The applicant shall provide a Final Plat drawing consisting with the Preliminary Plat and showing dedication of all required easements.

7. The applicant shall provide a Commitment for Title Insurance or Title Opinion for County Attorney review, and the County Attorney shall sign the plat.

8. The County Recorder and Surveyor shall review and sign the plat.

9. Payment of all New Market Township and Scott County Final Plat fees.

Criteria for CUP Approval (Chapter 2-6-1):

1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.
   
   The property and surrounding uses (north and south) are within an Industrial area served by County roads. There are no imminent plans to provide municipal services to the area, and this use will have similar traffic generation as the surrounding uses.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.
   
   The use is allowed in the I-1 district through a CUP and is adjacent to other industrial and commercial land uses. The applicants will install landscaping and screening as required by the Scott County Zoning Ordinance.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.
   
   The proposed structure is a prefinished metal wall panel building with contrasting colors and windows,
well as a canopy and decorative concrete block. It is of similar type and style to other buildings in the Industrial area.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
   The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.
   The Comprehensive Plan guides this property as Commercial/Industrial Area so the proposed use is allowed within this area.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.
   The applicants will be installing a new access and a right turn lane off of County Road 29 to serve the business, as well as an internal roadway to eliminate the immediate need for an access onto County Road 46. All other existing site accesses will be removed.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.
   The proposed business will utilize an individual well and private sewage treatment system, as well as stormwater infiltration areas.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.
   The proposed building will require building permits and review by the Scott County Building Department for conformance to the State Building Code.

Conditions of Approval:
1. The applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are in compliance with the conditions of the Conditional Use Permit (CUP).
2. This CUP is issued to Safety Signs, Jay Blanchard, applicant for the operation of Contractor Yard with associated Office and Outdoor Storage.
3. The New MarketTown Board may conduct an annual review of the CUP to ensure compliance.
4. The CUP holder shall pay an annual inspection fee for the CUP, if and when Scott County adopts an inspection fee ordinance.
5. If property ownership changes or a new applicant/operator is proposed, the applicant/operator shall contact the New Market Town Board and the County Zoning Administration Department to review the conditions of the CUP, and any proposed operation changes. The applicant/owner shall notify the Zoning Administration Department of any possible operation changes and obtain a Certificate of Compliance from Scott County Zoning Administration.
6. The property shall be developed in substantial compliance with the approved project plans (currently 12/28/18) and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the New Market Town Board.
7. Oil, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance. A Hazardous Waste License shall be obtained from Scott County Environmental Services.
8. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, construction waste, debris, concrete rubble and all other nonessential or nonfunctional materials from the Property.
9. Outdoor storage is permitted as an accessory use to the primary business, and must occupy a space other than a required front yard setback. Outdoor storage shall be landscaped and/or screened as required by the Zoning Ordinance.
10. Landscaping shall be installed per plan (currently dated 12/28/18), and all plant material required as part of
the Landscaping/Screening Plan shall be maintained and kept alive. Any dead or damaged plants shall be replaced. All plants shall be warranted for a full growing season. Fencing shall be maintained and replaced if damaged or otherwise removed.

11. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this conditional use permit.

12. All necessary building/electrical permits shall be obtained for construction of all structures on the property. The buildings shall comply with the State Building Code and other applicable codes.

13. A septic permit is required for installation of the sewage treatment system. The septic sites identified on the project plans shall be protected from any disturbance, grading, or compaction, and shall be fenced prior to construction.

14. All signage shall comply with the Scott County Sign Ordinance.

15. All lighting shall comply with the Scott County Zoning Ordinance.

16. Site grading and construction shall be consistent with the approved Resource Management Plan and approved project plans dated (currently dated 12/28/18 as may be amended prior to County Board action).

17. Issuance of the CUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and driveway permits.

18. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.

And noting the New Market Town Board made a recommendation for approval at their July 2018 monthly meeting.

V. PLANNING MANAGER UPDATE

VIII. GENERAL & ADJOURN

Motion by Commissioner Hrabe; second by Commission Huber to adjourn the meeting at 7:00 PM. The motion carried unanimously.

Tom Vonhof  
Chair, Planning Advisory Commission

Barbara Simonson  
Deputy Clerk to the Board

Date
Conditional Use Permit Amendment and Preliminary & Final Plat for
Doucette 2\textsuperscript{nd} Addition

Request:

a. Conditional Use Permit Amendment (IUP #PL2019-00) for Paul & Cheryl Doucette to add 2.85 acres
to their industrial parcel for indoor and outdoor storage of RV's.
b. Preliminary Plat approval of Doucette 2\textsuperscript{nd} Addition consisting of 1 lot on 11.5 acres.
c. Final Plat of Doucette 2\textsuperscript{nd} Addition consisting of 1 lot on 11.5 acres.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at
952-496-8349.

General Information:

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<tr>
<th>Applicant:</th>
<th>Paul &amp; Cheryl Doucette</th>
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<tbody>
<tr>
<td>Property Owner:</td>
<td>Doucette Family Holdings, LLC/ Paul &amp; Cheryl Doucette</td>
</tr>
<tr>
<td>Site Location:</td>
<td>14501 Johnson Memorial Drive</td>
</tr>
<tr>
<td>Township:</td>
<td>Section 28, Louisville Township</td>
</tr>
<tr>
<td>Public Hearing Date:</td>
<td>March 11, 2019</td>
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<td>Action Deadline:</td>
<td>March 30, 2019 (60-day)</td>
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Zoning/Comprehensive Plan Information:

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<th>Zoning District:</th>
<th>I-1, Rural Industrial District</th>
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<td>Comprehensive Land Use Plan:</td>
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<td>Scott WMO</td>
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<td>Shakopee Fire Department</td>
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<td>Ordinance Sections:</td>
<td>Chapters 2 &amp; 60</td>
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<td>Ambulance:</td>
<td>Allina Ambulance</td>
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Report Attachments:

1. Site Location Map
2. Aerial Photo
4. Applicants Letter Dated January 25,2019
5. Applicant's Landscape/Screening Plan
6. Preliminary Plat
7. Final Plat
8. Environmental Services Memo Dated February 12, 2019
Request-
Conditional Use Permit amendment (CUP) for Paul & Cheryl Doucette to add 2.85 acres to their Industrial parcel for indoor and outdoor storage of RV’s and for preliminary and final plat approval of Doucette 2nd Addition.

Comprehensive Plan-
The 2030 Comprehensive Plan Update guides this parcel as Commercial/Industrial. The proposed use is consistent with the land use goals and policies identified in the 2030 Comprehensive Plan.

Adjacent Land Use/Zoning-
North – Vacant 45.65 acre parcel, zoned UERC and I-1
South – Minnesota Valley Nursery and Stream Transportation, zoned I-1
East – Minnesota River Bluff and large agricultural/wooded parcels, zoned UER
West – Hwy 169 and Bryan Rock Products mining operation on approximately 180 acres, zoned I-1

Existing Conditions-
The applicants are proposing to expand an 8.6 acre parcel by an additional 2.85 acres. The current Conditional Use Permit allows: a) auto and truck repair, b) outdoor storage of equipment, c) leases space to other I-1 users. There are three buildings located on the site all are approximately 40’ X 100’ in size.

Ordinance Requirements-
Lot Size – minimum lot size is 2.5 acres
Lot Width – minimum lot width is 200 feet
Impervious Surface Area – 75% maximum

Structure Setbacks:
Front Yard: 100’ from the road right-of-way of State Highway 169
Side Yard: 20 feet or height of building, whichever is greater
Rear Yard: 30 feet

Proposed Development-
Front Yard Setback: The proposed cold storage building will conform with the required setbacks from Highway 169 
& the frontage road under construction.
Side Yard Setback: The proposed cold storage building is 20 feet from the west and north property lines.

Existing Roads-
The site is served by access to Hwy 169 (Johnson Memorial Drive). When the frontage road is completed later this year, the frontage road will be used to access the site.

Road Improvements-
The frontage road is currently under construction as part of the 169/41/78 interchange and frontage road project.
When the frontage road is complete, the applicant's direct access to Highway 169 will be removed and the frontage road will provide access to the property.

Site Photo-

Background:
Mr. Doucette received a Conditional Use Permit to operate a truck and auto repair and snow plowing business in June 1997. Amendments to the CUP were approved in 2001 and again in 2008. The current site includes 8.60 acres, 3 industrial buildings, and storage lot.

The applicant met with Louisville Township and Scott County staff at a Development Review Team (DRT) meeting on January 16, 2019 to discuss the proposal. Over the years the applicant has experienced a significant increase in maintenance and repair of motor homes, RV trailers, and other recreational vehicles. Also along with this has been an increase in request for storage of these types of vehicles. As a result of this increase in demand they are proposing to expand the parcel to the north adding 2.85 acres to expand the storage lot and add a 4,000 to 8,000 square foot cold storage building. The storage area will be surfaced with asphalt or concrete with individual stalls for each item. These stalls would then be leased for the storage of recreational vehicles, trailers, and automobiles. Only licensed vehicles would be allowed to be stored on the site.

The applicants submitted a Landscape/Screening Plan (attached) for the expanded outside storage area. The cold storage building will screen the lot from the west side and an 8’ tall berm will be constructed on the north line. In addition the applicants are proposing to plant approximately nineteen 6’ - 8’ sugar maples and red cedars along the west line and 3’-4’ tall armor maples trees as a hedge on a portion of the north line. When complete the proposed plan should do a good job of screening all outside storage
from Hwy 169 and the frontage road. The applicant is not proposing any outdoor lighting at this time; all lighting will need to conform to the lighting requirements in Chapter 4 of the Zoning Ordinance.

Access to the site is from Highway 169 along the southern boundary of the property. When the frontage road is completes later this year, the frontage road will be used to access the site and the direct access to 169 will be removed.

Mr. Doucette prepared a stormwater plan in 1997 with the original CUP request. The changes Mr. Doucette is proposing will increase the impervious coverage on the site. A Resource Management Plan was prepared by Sunde Engineering that includes plans and information for site grading, stormwater management and erosion control. Drainage from the site will be routed to an infiltration area constructed as part of a future stormwater pond several years ago. Scott County Natural Resources staff was in the process of reviewing the Plan at the time of this report. Any conditions stated in the Scott County Natural Resources Department review of the Resource Management Plan has been included as a condition to be satisfied prior to County Board action on the request.

The expansion of the storage lot and cold storage building will not impact the primary and alternate drainfield sites and will not increase the demand on the septic system. Scott County Environmental Services provided the attached review memorandum finding the information submitted in conformance with the County Septic Ordinance.

In 2018 the applicants received an Interim Use Permit to mine and screen 50,000 to 100,000 cubic yards (CY) of sand and gravel material in the area where the storage expansion and cold storage building are proposed. The mine site is approximately 2.7 acres in size and includes stormwater channel stabilization work. Mining activities include stripping, screening, stockpiling, and reclamation to grades that allow for the proposed development. Due to uncertainty of when the mining will be complete, Mr. Doucette may need to delay construction of the cold storage building and portions of the storage area until later this fall or next year.

**Township Recommendation:**
Louisville Township will make a recommendation on the request at their March monthly meeting. A copy of their recommendation will be provided at the Planning Commission Meeting.

**Staff Recommendation:**
Based on the project information submitted by the applicants and subject to the conditions of approval, the proposed plat and amended CUP conform to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the amended CUP, Preliminary Plat and Final Plat based on the criteria for approval listed below.

**Conditions to be Satisfied Prior to County Board Consideration:**

1. Any conditions stated in the Scott County Natural Resources Department review of the Resource Management Plan.

2. Any conditions listed in the Louisville Town Board recommendation.
3. If necessary, a Three-way Development Agreement is prepared to address any required infrastructure improvements.

4. The County Recorder and Surveyor review and approve the plat.

5. Submittal of Title Commitment and approval by the County Attorney.

6. Payment of all Louisville Township and Scott County Final Plat Fees.

Criteria for Approval (Chapter 2-6-1):
1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

   The proposed operation utilizes US 169 for access. When the frontage road is complete later this year the site access to US 169 will be removed and all access will be from the frontage road.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

   The use is located in Industrial zone adjacent to US 169. Adjacent land uses are generally industrial or vacant land. The closest home to the use is about 2,000' away. The applicants will install landscaping and screening as required by the Scott County Zoning Ordinance.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

   The site development is consistent with industrial development in the area and will not hinder the orderly and harmonious development in the area.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

   The use is consistent with the uses allowed as a CUP in the I-1, Rural Industrial District.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

   The Comprehensive Plan guides this property as Commercial/Industrial Area so the proposed use is allowed within this area.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

   The proposed operation utilizes US 169 for access. When the frontage road is complete later this year the site access to US 169 will be removed and all access will be from the frontage road.
7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

_The proposed business will utilize an individual well and private sewage treatment system, as well as stormwater infiltration areas._

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

_The proposed building will require building permits and review by the Scott County Building Department for conformance to the State Building Code._

**Amended CUP Conditions of Approval: (new conditions are underlined and deletion are shown in strikethrough)**

1. The applicant is to file a statement with the Scott County Planning Office in January of each year indicating that they are in compliance with the conditions of the Conditional Use Permit. Failure to do so may be a basis for revocation of the Conditional Use Permit.
2. If ownership of the building changes, the new owner shall contact the Township Board and the County Planning Office to review the conditions of the Conditional Use Permit.
3. Oils, solvents and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance.
4. Adequate parking shall be provided on site.
5. Only domestic sewage may be discharged to the septic tank/drainfield. All wastewater from commercial industrial floor drains and non-domestic sink sources shall be pumped to a holding tank unless otherwise approved in writing by the Scott County Environmental Health Office.
6. The property shall be maintained in a neat and orderly manner.
7. Signage shall conform to the Scott County Sign Ordinance and within 6 months of approval of the amended CUP the existing advertising sign shall be improved in compliance with the sign plans (exhibit A).
8. The operation shall be conducted according to the applicants revised site plan, Resource Management Plan dated January 29, 2019, and Landscaping plan.
9. All solid waste shall be managed according to the Scott County Solid Waste Ordinance.
10. Outside storage shall be screened from Highway 169 and the frontage road. The site must be maintained to control weeds.
11. All berms shall be graded to a slope of three to one or flatter and will be maintained.
12. All street sweepings must be stored within the area designated on the site plan as street sweepings.
13. No salvage vehicles can be stored on the site and no trailers can be used for storage equipment or other items.
14. Eighty (80) feet of road right of way will be required to be preserved on the southern boundary of this property for a possible future frontage/backup road for Highway 169.
15. Building inspections staff will verify the flammable waste traps are functioning at the time a tenant applies to occupy the building.
16. Estimated additional water use by the prospective tenant will be reviewed by the Environmental Health Department before that tenant would be allowed to occupy the building.

17. If an occupancy category change is proposed by a tenant, building codes in effect at the time which the occupancy category changes will need to be met prior to approval of the occupancy category change.

18. A 60’ radius turnaround is required for emergency vehicles and said vehicles must be able to access all sides of the existing buildings.

19. The office area in the building shall be removed prior to the tenant leasing the building.

20. At any time when prospective tenants are applying to occupy the building, the applicant, Mr. Doucette, will be required to meet with Planning Department, Building Inspections Department, Environmental Health Department and Louisville Township to make sure the proposed use of the building and site by the tenant is compatible with the structure, CUP, service capacity, and zoning requirements applicable to the property.

21. All exterior lighting shall conform to the Scott County lighting standards.

22. The applicant shall pay an annual inspection fee for the CUP if and when the County adopts an inspection fee ordinance.

23. The Louisville Town Board may conduct an annual review of the business to ensure that they are in compliance with the conditions of the CUP.

24. The consignment lot shall be removed within 4 months of approval of the amended CUP.

Planning Commission/Township Alternatives:
1. Approve the request as recommended by Zoning Administration Staff with the specified conditions.

2. Approve the request as recommended by the Zoning Administration Staff with amendments to the conditions.

3. Table the request for a specific reason.

4. Deny the request for a specific reason.

Suggested Motion for Planning Advisory Commission or Township Board:
Based on the criteria for approval and the amended conditions listed in the staff report, I recommend approval of the conditional use permit amendment and preliminary and final plat of Doucette 2nd Addition noting that the Louisville Town Board has recommended __________ of this request.
LOUISVILLE TOWNSHIP
SECTION 28
PAUL DOUCETTE
REQUEST FOR PRELIMINARY PLAT & CONDITIONAL USE PERMIT AMENDMENT
LOUISVILLE TOWNSHIP
SECTION 28
PAUL DOUCETTE
REQUEST FOR PRELIMINARY PLAT & CONDITIONAL USE PERMIT AMENDMENT
January 29, 2019

RESOURCE MANAGEMENT PLAN
Paul and Cheryl Doucette

Louisville Township
Scott County MN

Sunde Engineering, PLLC
10830 Nesbitt Avenue South • Bloomington, Minnesota 55437-3100
Phone: (952) 881-3344 • Fax: (952) 881-1913 • E-Mail: info@sundecivil.com
Paul and Cheryl Doucette  
Proposed Amendment to CUP #1128-C-8 
RESOURCE MANAGEMENT PLAN

1.0 INTRODUCTION:

The following Resource Management Plan (RMP) has been prepared for Paul and Cheryl Doucette’s Proposed Amendment to CUP #1128-C-8/. The amendment includes expanding the existing property by 2.85 Acres to accommodate outside storage of motor homes, recreational vehicles, RV trailers, etc. In addition, the amendment includes construction of outside cold storage.

This RMP has been prepared in accordance with Scott County’s Zoning Ordinance 6A-3-1 Resource Management Plan. The RMP presents sufficient information to evaluate the environmental characteristics of the Site and surrounding area, the potential impacts of the development on water and soil resources, and the measures proposed by the applicant to prevent and minimize those impacts. The applicant shall perform all land disturbance activities in accordance with this RMP.

2.0 RESOURCE MANAGEMENT PLAN REQUIREMENTS:

2.1 Site Plan

See Sheet C1 Site Plan. The plan contains pertinent information regarding the Site as required in Section 2-10-3 of the Scott County Zoning Ordinance.

2.2 Implementation Schedule

The implementation schedule with anticipated starting and completion dates of each land disturbing activity including installation of construction site erosion control measures is included on the Table “Construction Sequence” on Sheet C3 SWPPP Notes. Construction of the Site is estimated to take 12-18 months to complete. A portion of the site will be mined and then reclaimed to allow the construction of the proposed outside storage area and cold storage. Final construction activity will include the construction of the infiltration basin. It is anticipated that final stabilization will be complete within one year after construction activities are complete.

2.3 Location Map

Figure 1 Location Map, illustrates the location of the site. The Site is located in Louisville Township.
2.4 Project Description

See Attachment 1

The Project involves the expansion of an 8.60 acre parcel by an additional 2.85 acres (Site). The area to be disturbed includes approximately 6.0 acres, which includes approximately 1.8 acres located on the adjacent property that is subject to a sand and gravel mining interim use permit.

Project Contact Information:

Name: Paul Doucette
14501 Johnson Memorial Drive
Shakopee, MN 55379
Telephone: (952) 496-2158
Email: pcenterprises2@gmail.com

2.5 Site Plan: See Site Plan included in the attached Plan Set

2.6 Existing Drainage Patterns:

Figure 2, Pre Settlement-Existing Drainage and Sub Watershed Area. illustrates the existing drainage patterns and receiving waters of the Site and surrounding area.

Stormwater flows across the project site from the east to the west. Existing stormwater ponds receive runoff from the site that discharges to the existing US 169 ditch and flows southerly. Once the new frontage road is constructed, the drainage will from the site will ultimately enter the frontage roads ditch system and flow southerly.

2.7 Wetlands and public waters

According to the National Wetland Inventory (NWI) map for the area, no wetlands are located within the Site. Based on the NRCS soil survey, there are no hydric soils on the Site:

2.8 Soils map

See Attachment 2 for soils report and soils map. The majority of site disturbance will be associated with Terril loam soils.

2.9 100-year Floodplains:
Review of the FEMA map for this area indicates that there are no 100-year floodplains on the Site

3.0 Stormwater Management Standards

3.1 General Standards

Stormwater management has been designed to accommodate the proposed development. The existing pond serving the project will be expanded and deepened, and infiltration areas will be constructed. The drainage swale down the bluff approved as part of the mining operation will be extended to run along the northern portion of the Site and will discharge into an existing basin, modified to accommodate the project.

The site has been designed to meet the requirements for rate control, water quality, and volume control. The project complies with the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. Hydrologic computations are included as Attachment 3.

Rate Control: Rate control has been designed based on controlling the 2, 10, and 100-yr peak flows. Existing Conditions were evaluated using presettlement curve numbers for portions of the drainage area that will be disturbed and using existing CNs for portions of the drainage area that will not be disturbed. The Site was divided into two subwatershed areas. EX-1 includes the drainage area currently draining into the Site’s existing Pond, P1 which outlets to the south into the existing US 169 R-OW. EX-2 includes the drainage area that presettlement drained off-site to the US 169 R-O-W. An existing stormwater pond that was built for future development of the Doucette Family Holdings property was not modelled as the pre-settlement condition.

Proposed conditions were evaluated with additional drainage area from the outside storage area (P-1 and P-1) draining into an expanded pond (2P) with an outlet to a new infiltration area and the existing outlet structure maintained out letting the pond to the south. An existing ponding area built to serve future development on the property to the north (Doucette Family Holdings) has been modified to accommodate the expansion of the Site, Pond 3P, and accepts runoff from the rerouted bluff drainage swale (P-3). This area does not accept any runoff from impervious surfaces so it is directed to an infiltration area which overflows through a culvert into the Louisville Road ditch system that is being replaced as part of the frontage road project.
The P1 outlet was designed to be a 12” RCP outlet pipe. However, a 24” pipe was constructed. For the purposes of evaluating existing conditions, the outlet was assumed to be a 12” to obtain lower existing peak rates of runoff.

Peak rates of runoff were combined to obtain site totals. Post development rates of runoff will be lower than existing conditions for the site totals.

<table>
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<th>Existing P-1 (cfs)</th>
<th>Existing 169 (cfs)</th>
<th>Ex Total 5.22</th>
<th>Proposed P2 (cfs)</th>
<th>Proposed P3 (cfs)</th>
<th>P Total (cfs)</th>
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<td>46.75</td>
<td>8.06</td>
<td>20.08</td>
<td>31.19</td>
</tr>
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</table>

Water quality:

P2 has been designed to meet the MPCA requirements of 1800 cf per acre draining to the pond below the lowest pond outlet. 3.7 acre will drain to the revised pond, P2 requiring 6,620 cf (0.153 af) of storage. 0.51 af of dead storage is provided by design.
Volume Control:

An infiltration area has been designed to receive runoff after treatment in P2. The infiltration area is designed on a portion of the site that has not been protected from disturbance from past activities. Infiltration rates used in the design were assumed to be 0.3 inches per hour consistent with MPCA guidance for HSG B soils, loam and silt loam. Infiltration is designed to infiltrate 1” of runoff from all new impervious surfaces (1.85 acres).

5,592 square feet by 1.2 feet deep of infiltration area are required assuming 0.3 inches per hour infiltration rate. This is met in two areas of the Site. Two infiltration swales are designed along the western property line of the expansion area to receive roof drains from the cold storage buildings. These infiltration swales require no pretreatment and are each 350 sq ft by 1.2 feet deep. The main infiltration basin is designed with a bottom contour of 5072 sq feet and 1.2 feet deep.

The rerouted drainage swale will flow to a stormwater infiltration area constructed as part of a future stormwater pond several years ago. This pond does not currently serve the future development int was designed to serve and will be reduced in size as a result of the Project. A portion of the basin will remain and will infiltrate stormwater with an overflow out a 24” RCP culvert to be replaced by the County as part of the frontage road construction project. The drainage area does drain impervious surface and pretreatment is not required.

4.0 EROSION AND SEDIMENT CONTROL STANDARDS

Soil erosion and sedimentation will be minimized on the Site throughout the duration of mining and reclamation activity by the following practices in order to prevent erosion or sedimentation that results in damages to water or off-site impacts. Sheet C2, Grading Plan and Sheet C3 Notes and Details detail erosion and sediment control measures.

4.1 Property Location Map

See attached Figure 1 - Location Map.

4.2 Site Survey

See Sheet C1 Site Plan. A preliminary and final plat will be submitted under separate cover as this project involves adding additional land to the property.

4.3 General location of existing and proposed structures including signs.
See Sheet C1 Site Plan

4.4 Implementation schedule

See Sheet C3 Notes and Details

4.5 Project Description

See Attachment 1

4.6 Proposed Spot Elevations illustrating lot corner elevations, basement floor elevations etc.

See Sheet C2 Grading Plan.

4.7 Critical Erosion or Sedimentation Areas:

Critical erosion or sedimentation areas include the rerouted drainage swale, pipe inlets and outlets and emergency overflow areas.

4.8 Description of Sediment Control Practices:

a. See Sheet C2 and C3. Perimeter controls will be in place before beginning earthwork activity.

b. Site runoff from active earthwork activities will be directed internally as the area is mined before construction occurs.

c. Access to the site is paved and some distance from the construction activity. A site construction entrance will not be needed.

d. Upon completion of construction, areas will be permanently stabilized.

e. All temporary erosion and sediment control measures shall be properly maintained and repaired as needed to assure their continued performance.

f. All temporary erosion and sediment control measures will be disposed of within 30 days after final site stabilization is achieved or after the temporary measures are no longer needed.

5.0 Wetland Conservation

According to the National Wetland Inventory, there are no wetlands on this Site.
6.0 Certification

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Kirsten Pauly, PE

Date: January 29, 2019 Reg. No: 21842
Figures and Plans
Figure 2: Pre-Settlement - Existing Drainage and Sub Watershed Areas

- Existing Pond
- E1: 1.38 acres
- New Parcel Boundary
- Sub Watershed Boundary
- E2: 15.35 acres
- Existing Parcel Boundary
Attachment 1
January 25, 2019

Paul & Cheryl Doucette  
14355 Johnson Memorial Drive  
Shakopee, MN 55379

Scott County Planning and Zoning  
Scott County Community Development  
200 West Fourth Street  
Shakopee, MN 55379

RE: Request to add Outside Storage of Recreational Vehicles and Items for others as part of our existing Conditional Use Permit, #1128-C-8, as well as a Permit to construct a Building for Inside Cold Storage.

Scott County Planning Staff:

Over the past five years we have experienced a large increase in maintenance and repair of Motor Homes, RV Trailers, and other Recreational Vehicles. This, along with the Ordinances that do not allow parking of recreational vehicles in certain areas, has increased the demand for both inside and outside storage of these vehicles. As a result of this increase, we are looking to add outside storage as part of our existing C.U.P. #1128-C-7.

We are looking to expand our property to include an additional 2.5 to 3 acres, and with this expansion we are asking to build a cold storage building with a cement floor that would be anywhere from 4,000 sq. ft. to no more than 8,000 sq. ft. This would be for any customer that may request inside storage. Due to the uncertainty of when the mining will be complete, it may go into the year 2020 before construction of the storage building could start.

The outside storage area will either be blacktop or concrete with individual stalls for each stored item. The outside storage would be for Recreational Vehicles, Trailers and Automobiles. We will not allow any of the outside storage stalls to consist of anything but the vehicle in that space. This request is for the ability to store only licensable vehicles.

In regards to Screening and Landscaping:
The screening from Hwy 169 would be achieved by the new building or the extension of the existing berm. The landscape and screening standards will follow the county’s zoning ordinance in section 4-4.
In regards to Grading and Erosion Control:
The area being graded for additional space already has an existing Interim Use Permit to
mine and reclaim to a buildable site. Erosion control is part of the same I.U.P. created in
May of 2018.

In regards to Wetland:
In 2012 when the property was split and platting occurred there was a Wetland
Delineation done at the most northerly platted property line. There was no wetland found
in the area.

In regards to Septic Requirements:
The primary office for the storage will be in our existing Repair Facility. There would be
no working on any stored items or any type of loitering allowed on the property. The
proposed storage area and building would be used only for the drop off and pick up of
stored items. The storage lot area would only be accessible during business hours.

We are looking to add inside and outside storage as an additional use to our existing
Conditional Use Permit, #1128-C-7. Thank you for considering this request.

If you have any further questions or concerns about this application, please do not
hesitate to call Paul at 952-496-2158 or email at pcenterprises2@gmail.com

Thank You,

Paul Doucette

Cheryl Doucette
EXISTING HARD SURFACE

EXISTING BURN
7-10' ARMUR MAPLE CLUMP TREES

PROPOSED INFILTRATION POND

PROPOSED HARD SURFACE

FUTURE BURN
3-4' ARMUR MAPLE CLUMP TREES AS A HEDGE 5' SPACING

PROPOSED BLDG AREA

6-8' REDCEDERS

6-8' SUGAR MAPLES

PROPOSED PROP LINE

LOUISVILLE ROAD

NORTH

Douchette Family Holdings LLC

LANDSCAPE PLAN FOR PAUL AND CHERYL DOUCETTE
DOUCETTE 2ND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Cheryl L. Doucette and Paul E. Doucette, wife and husband, owners of the following described property:

That part of the Southeast Quarter of the Southeast Quarter of Section 29, Twp 155 S, Range 25, Scott County, Minnesota, described as containing at the northwest corner of Lot 1, Block 1, DOUCETTE 2ND ADDITION, according to the recorded and timed, and Scott County, Minnesota on an estimated bearing of South 89 degrees 47 minutes 12 seconds East, being the north line of said Lot 1, a distance of 106 feet, and in the south line of said lot, a distance of 105 feet, and in the east line of said lot, a distance of 105 feet, and in the west line of said lot, a distance of 106 feet, and having an area of approximately 1.1 acres thereon.

AND

Lot 1, Block 1, DOUCETTE ADDITION, Scott County, Minnesota.

have caused the same to be surveyed and platted as DOUCETTE 2ND ADDITION.

In witness whereof said Cheryl L. Doucette and Paul E. Doucette, wife and husband, have hereunto set their hands this ___ day of

_________________________ 20___

By ________________________ By ________________________

Cheryl L. Doucette Paul E. Doucette

STATE OF

COUNTY OF

This instrument was acknowledged before me on __________________ by Cheryl L. Doucette and Paul E. Doucette, wife and husband.

_________________________

Notary Public, County

My commission expires January 31, 20___

L. Anne J. Gorham, notary public, certifies that this plat was prepared by me or under my direct supervision. I am a duly licensed Land Surveyor in the State of Minnesota and the plat is a correct representation of the boundary survey that was made of the land described on the plat, and all information, data, and details are correctly depicted on the plat.

DATED this ___ day of __________ 20___

_________________________

Anne J. Gorham, Licensed Land Surveyor Minnesota License No. 466620

STATE OF MINNESOTA

COUNTY OF SCOTT

This instrument was acknowledged before me on this ___ day of __________ 20___ by Anne J. Gorham, Licensed Land Surveyor.

_________________________

Notary Public, County

My commission expires January 31, 20___

TOWN BOARD

This plat was approved and accepted by the Town Board of Louisville Township this ___ day of __________ 19___

_________________________ Clerk

_________________________ Chair

SCOTT COUNTY BOARD

I hereby certify that the Board of Commissioners of Scott County, Minnesota, approved this plat of DOUCETTE 2ND ADDITION, by resolution as a meeting thereof this ___ day of __________ 20___

By ________________________ Scott County Administrator

SCOTT COUNTY ATTORNEY

I hereby certify that I have examined the plat of DOUCETTE 2ND ADDITION and do hereby recommend this plat for approval and do form this ___ day of __________ 20___

By ________________________ Scott County Attorney

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 300.09, Subd. 1, as amended, this plat has been approved this ___ day of __________ 20___

By ________________________ Scott County Surveyor

SCOTT COUNTY AUDITOR/Treasurer

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer referred this ___ day of __________ 20___

By ________________________ Scott County Auditor/Treasurer

SCOTT COUNTY RECORDER

I hereby certify that this plat was recorded in the office of the County Recorder for record on this ___ day of __________ 20___

By ________________________ Scott County Recorder

PRELIMINARY SUBJECT TO REVISION
Memo

Date:    February 12, 2019
To:      Marty Schmitz, Zoning Administrator
From:    Mary VonEschen, Environmental Services Department
Subject: PL2019-009 Doucette CUP/Plat Amendment

The Scott County Environmental Services Department has completed a reviewed the information submitted for the CUP amendment and Plat. Based on the information supplied it appears to be in conformance with the Scott County Subsurface Sewage Treatment System Ordinance #4 and Minn. Rules Chapter 7080.

Please note that the property owner must be in compliance with Scott County Solid Waste and Hazardous Waste Ordinances. All solid waste and hazardous waste must be properly managed and disposed. No solid waste shall be burned or buried.

If you have any questions, please contact me at (952) 496-8344.
# Preliminary Plat & Final Plat of Thomas Acres 2nd Addition

**Request:**

A) Preliminary Plat of Thomas Acres 2nd Addition consisting of 5 lots on 77.54 acres.
B) Final Plat of Thomas Acres 2nd Addition consisting of 5 lots 77.54 acres.

Marty Schmitz, Zoning Administrator, is the project manager and is available for questions at 952-496-8653.

## General Information:

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<th>Applicant</th>
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<tr>
<td>Martha Hoover</td>
<td>XXX 230th Street East</td>
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<tr>
<td>Mary Lou Thomas Family Trust</td>
<td>Section 5, New Market</td>
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<td>April 19, 2019 (120 Day)</td>
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## Zoning/Comprehensive Plan Information:

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<td>Chapters 6 &amp; 40</td>
<td>Allina Northfield Ambulance</td>
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## Report Attachments:

1. Site Location Map
2. Aerial Photo
3. Resource Management Plan Prepared by Halling Engineering Dated February 25, 2019,
4. Preliminary Plat
5. Final Plat
6. Scott County Environmental Health review memo dated January 2, 2019
Comprehensive Plan-
The proposal is in conformance with the goals and policies identified in the Scott County 2030 Comprehensive Plan for development in the Rural Residential Reserve Area.

Adjacent Land Use/Zoning- North – 100 & 15 acre agricultural parcels, zoned RR-1
South – 60 acre agricultural parcel, zoned RR-1
West – County Road 27 and 10 acre agricultural parcel, zoned RR-1
East – Residential plat of Thomas Acres consisting of 4 lots on 58 acres, zoned RR-1

Existing Conditions- The 77.54 acre parcel is largely vacant agricultural land with a drainage way running from south to north through the eastern ½ of the parcel. Areas of wetland are located mainly along the drainage way.

Ordinance Requirements- Density – 1 dwelling unit per 10 acres of non-wetland land.
Lot Size – 10 acres with 1 acre of non-hydric soil to accommodate two (2) individual sewage treatment drainfield sites.
Lot Width – 300 feet from the front setback line maintained to the primary building site.
Structure Setbacks:
Front Yard: 150 feet from centerline of the township road.
The greater of 150 feet from the centerline or 100 feet from the road right-of-way on County Road 27.
Side Yard: 30 feet
Rear Yard: 60 feet

Proposed Development- Density – 1 dwelling unit per 13.3 acres of non-wetland land.
Lot Size – varies from 10.54 to 25.75 acres.
Lot Width – The minimum lot width proposed is 300 feet
Setbacks – With the exception of the proposed home on Lot 1, Block 2, the existing and proposed home locations meet all required setbacks to property lines. The proposed home location on Lot 1, Block 2 needs to be moved an additional 50 feet from the platted street of Thomas Way.

Existing Roads- The property has frontage on 230th Street East, a gravel New Market Township road.

Proposed Roads- No new roads are proposed for this project. The Detailed Area Plan (DAP) study identifies a future Township collector Road through the middle of the parcel from 230th Street East going north. A 66 foot wide future road corridor (Thomas Way) is proposed to be dedicated to facilitate this future road corridor.
Public Hearing Notice- Required public hearing notices were mailed to all adjacent property owners within ¼ mile of the project.

Site Photo: View of the subject property.

Background: Martha Hoover, applicant, on behalf of the Mary Lou Thomas Family Trust is proposing to subdivide a 77.54 acre parcel in Section 5, New Market Township. The property is zoned Rural Residential Reserve, RR-1, which allows development at a 1 dwelling unit per 10 acre non-wetland land density, with a 10 acre minimum lot size. The plat proposes to create five large acre lots ranging from 10.54 acres to 25.75 acres. All lots would front on 230th Street East, a gravel New Market Township road. The Detailed Area Plan study identifies a future Township collector road through the middle of the parcel from 230th Street East going north. A 66 foot wide future road corridor (Thomas Way) is proposed to be dedicated to facilitate this future road corridor. The road would not be constructed until the land to the north develops.

The applicant and family representative met with County staff and New Market Township at a Development Review Team (DRT) meeting in March 2018 to discuss development options for the Thomas property. The 77.54 acre parcel is largely open agricultural land. There is a drainage way running from south to north through the eastern ⅔ of the parcel. This drainage way drains into the Credit River further north. There are wetlands located adjacent to the drainage way and an additional wetland located on the west ⅔ of the parcel.

Natural Resources: A Resource Management Plan was provided showing the proposed site development including building pads and driveways and potential impacts the development may have on items such as storm water and erosion control. County Natural Resources staff has not yet completed its review of the plan for conformance with Scott County Requirements. At the DRT meeting it was noted that the 100 year flood elevations need to be provided for wetlands and drainage areas as well as low floor elevations for building pads. This is to ensure that each lot has a building area and septic locations that would be 1 foot above the 100 year flood elevation as required by Ordinance. These items will be included in the County Natural Resources Department
review of the plat and erosion control plan. Any conditions listed in the County Natural Resources staff review of the plat has been listed as a condition of approval to be satisfied prior to County Board consideration of the plat.

A wetland delineation was completed and submitted for the project to the Scott County SWCD, the Local Government Unit (LGU) responsible for enforcing the State of MN Wetland Conservation Act (WCA) regulations. The LGU concurred with the wetland delineation report and noted that no wetland impacts have been proposed.

**Septic:** Scott County Environmental Services Department has reviewed and approved the primary and alternate drainfield locations shown on the preliminary plat. The review memo attached to this report from January 2, 2019 was provided to the applicant.

**Access & Roads:** The existing parcel has road frontage on 230th Street East which is a gravel New Market Township roads. The DAP study identifies a future Township collector road through the middle of the parcel from 230th Street East going north. A 66 foot wide future road corridor (Thomas Way) is proposed to be dedicated to facilitate this future road corridor. The applicant and landowner were advised to meet with the Town Board to discuss any road improvements. Any conditions listed in the New Market Town Board review of the plat and required road improvements have been listed as a condition of approval to be satisfied prior to County Board consideration of the plat.

The applicant is dedicating 75 feet of right-of-way along County Road 27 as required by the County Highway Department. No lot will be accessed from County Road 27 and all existing field access will be removed from the County Road. The Highway Department had no additional comments.

**Township Recommendation:**
The New Market Town Board will be making a recommendation at their March 2019 monthly meeting. A copy of the recommendation will be provided at the public hearing.

**Staff Recommendation:**
Based on the project information submitted by the applicant and subject to the conditions of approval, the proposed plat conforms to the Zoning and Subdivision Ordinances; therefore, staff recommends approval of the Preliminary Plat and Final Plat based on the eight criteria for approval listed below.

**Conditions to be Satisfied Prior to County Board Consideration:**

1. Any conditions stated in the Scott County Natural Resources Department review of the Resource Management Plan.

2. Any conditions listed in the New Market Town Board recommendation.

3. If necessary, a Three-way Development Agreement is prepared to address any required infrastructure improvements.

4. The County Recorder and Surveyor review and approve the plat.

5. Submittal of Title Commitment and approval by the County Attorney.
6. Payment of all New Market Township and Scott County Final Plat Fees.

Criteria for Approval:
1. Adequate Drainage – the proposed plat will meet all stormwater drainage requirements as identified in Chapter 6 of the zoning ordinance prior to County Board consideration.

2. Adequate Potable Water Supply – the proposed plat, utilizing individual wells, meets the requirements of the zoning and subdivision ordinances.

3. Adequate Roads or Highways to Serve the Subdivision – the property and lots have frontage on 230th Street East, a gravel New Market Township road. The Detailed Area Plan study identifies a future Township collector Road through the middle of the parcel from 230th Street East going north. A 66 foot wide future road corridor (Thomas Way) is proposed to be dedicated to facilitate this future road corridor. The applicant is dedicating 75 feet of right-of-way along County Road 27 to address future transportation needs along this corridor.

4. Adequate Waste Disposal Systems – the proposed lots meet all requirements of the individual sewage treatment system ordinance.

5. Consistency with the Comprehensive Plan – the proposed plat conforms to the goals and policies contained in the 2030 Comprehensive Plan for the development in the Rural Residential Staged Growth Area.

6. Public Service Capacity – the proposed development does not adversely impact the public service capacity of local service providers.

7. Consistency with the Minnesota Environmental Quality Board's Policies - the proposal does not require any environmental review and is therefore consistent with the policies of the Minnesota Environmental Quality Board.

8. Consistency with Capital Improvement Plans – the proposed plat is not requiring any county funded road improvements; therefore it is consistent with the County's capital improvement plan.

Planning Advisory Commission/Township Alternatives:
1. Approve the request as recommended by Planning Staff with the specified conditions.

2. Approve the request as recommended by the Planning Staff with amendments to the conditions.

3. Table the request for a specific reason.

4. Deny the request for a specific reason.

Suggested Motion for Planning Advisory Commission or Township Board:
Based on the criteria for approval listed in the staff report, I recommend approval of the preliminary plat and final plat of Thomas Acres 2nd Addition, consisting of 5 lots on 77.54 acres, noting that this recommendation is subject to approval of the conditions
listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the project.
NEW MARKET TOWNSHIP
SECTION 5
MARY LOU THOMAS FAMILY
REQUEST FOR REZONING &
PRELIMINARY PLAT
NEW MARKET TOWNSHIP
SECTION 5
MARY LOU THOMAS FAMILY
REQUEST FOR REZONING & 
PRELIMINARY PLAT
RESOURCE
MANAGEMENT
PLAN

for

Thomas Acres 2nd

Prepared by: Halling Engineering, Inc

Gregory R. Halling, P.E.

February 25, 2019
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• RMP 3 - WETLAND DELINEATION (previously submitted)
  • RMP 3 – Wetland Delineation (previously approved)

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• Tab 6 Soil logs for SSTS – Previously submitted to Environmental Health
Narrative for
Thomas Acres Second Addition

Developer: Martin Thomas
February 25, 2019
By: Gregory R. Halling, P.E.

Introduction

The project is a 77.54 acre rural subdivision with 5 lots each greater than 10 acres in New Market Township, Scott County, Minnesota. The parcel is located in the northeast quadrant of the intersection of County Road 27 (Texas Avenue) and 230th Street. The lots are expected to be developed into hobby farms or parcels with a home and a larger out building with high quality middle range residential development homes.

Roads

All of the lots will front on to the existing 230th Street which is a gravel road. The gravel road will not be paved with this development.

Existing Conditions

Approximately 60 acres of the site is currently in farm production. There are 1.5 square miles of farmland that drains through the parcel and is known as Credit River. The FEMA map shows flood zone X for this property with a map showing an area of wetland and low ground that will typically see a foot of water or less in a large rainfall event. The Credit River and wetland 1 separates the northeast 9 acres of upland from the remaining parcels. However, there is a rural crossing of the Credit River near the north line of this property. According to NCRS Soils maps the majority of the site is either B soils or hydric soils. The zoning for the proposed development is RR1. There are no known drain tile on this site.

Infiltration

There are 1.5 acres of new impervious shown for the site. There are 5 5,000 square foot home sites and 3300 feet of 12’ wide driveways. Using a runoff factor of 1.0”, the required infiltration volume for new impervious area is 5,443 cubic feet. There are three infiltration areas proposed that will supply 5690 cubic feet of infiltration credit.

Land and Tree Disturbance

The proposed land disturbing activity covers approximately 15 acres for construction of driveways, infiltration basins, and five house sites. There are no trees that will be impacted by construction on these lots.
Downstream Analysis

A downstream analysis was conducted by reviewing aerials. The required guidelines specifying the analysis of the drainage path of this development water downstream to a point where the onsite portion of the drainage area is 10% of the total was followed. Because of the large drainage area above this project and the conversion of farm land to large acreage lots and the reduction of rate and the infiltration methods used will provide protection from both new erosion and flooding downstream.

WCA and USCOE Wetland Issues

There are 11.33 acres of delineated wetlands on this project. The wetland delineation has been approved by the county. The driveway for Lot 1, Block 1 needs to be east of county road 27 a minimum of 300’ from the centerline of County Road 27. This requires filling of wetland of 600 square feet of wetland therefore below the de minimis requirement of the Water Conservation Act. There will also be impact to the buffer beyond the wetland for building the driveway approach to 230th. No other wetland or wetland buffer impact is planned.
Figure 2

Wetland Delineations and Data Transect Locations
THOMAS ACRES SECOND ADDITION

In witness whereof said Mary Lou Thomas Family Limited Partnership, a Minnesota limited partnership, have caused these presents to be signed by its proper parties this ______ day of ___________, 2016.

SIGNED:

Mary Lou Thomas, President

STATE OF MINNESOTA
COUNTY OF

The foregoing instrument was acknowledged before me this ______ day of ___________, 2016 by

Mary Lou Thomas, President of Mary Lou Thomas Family Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Notary Public: ___________, County, Minnesota
My Commission expires: ___________, 2019

I hereby certify that I have examined and ascertained the property described on this plat of THOMAS ACRES SECOND ADDITION, that this plat is a correct representation of the same; that the boundaries described in the plat were carefully measured and staked on the ground; that said property has been correctly plotted in the ground or shown or to be correctly shown in the manner as indicated by said survey and that the same is bounded by the property lines and public highways as described in the plat, and that the same is to be located as shown on the plat and that there are no restrictive covenants or public highways to be designated other than shown.

Scott M. Oliveri, Land Surveyor
Minnesota License Number 42999

STATE OF MINNESOTA
COUNTY OF SCOTT

The foregoing Surveyor’s certificate was acknowledged before me this ______ day of ___________, 2016, by Scott M. Oliveri, Land Surveyor, Minnesota License Number 42999.

Notary Public: ___________, County, Minnesota
My Commission expires: ___________, 2019

This plat of THOMAS ACRES SECOND ADDITION was approved and accepted by the Board of Commissioners Scott County, Minnesota at a regular meeting thereof held this ______ day of ___________, 2016, and is in compliance with the provisions of Minnesota Statutes Section 825.05, Subdivision 3.

For: ________________________

By: ________________________

Attorney: ________________________

Scott County Attorney

SCOTT COUNTY ADMINISTRATOR

I hereby certify that the Board of Commissioners of Scott County, duly approved this plat of THOMAS ACRES SECOND ADDITION, at a regular meeting thereof, this ______ day of ___________, 2016.

Scott County Administrator

SCOTT COUNTY AUDITOR/TREASURER

I hereby certify that the current and subsequent taxes on the lands described within are paid and the transfer is entered this ______ day of ___________, 2016.

signed by: ________________________

Scott County Auditor

SCOTT COUNTY SURVEYOR:
Pursuant to Minnesota Statutes, Chapter 360.03, as amended, this plat has been reviewed and approved this ______ day of ___________, 2016.

Scott County Surveyor

SCOTT COUNTY RECORDER:
I hereby certify that this plat of THOMAS ACRES SECOND ADDITION, was filed in the office of the Register of Titles for record this ______ day of ___________, 2016 at ______ a.m., as Document No. ___________.

Scott County Recorder

VALLEY SURVEYING CO., P.A.
Memo

Date: 1/2/18
To: Greg Wagner, Zoning Department
From: Jon Knight, Environmental Services Department
Subject: PL2018-111 Thomas Acres

The Scott County Environmental Services Department has completed a review of the project plans dated December 2018 for conformance with the Scott County Subsurface Sewage Treatment System Ordinance #4 and Minn. Rules Chapter 7080. We find this application to be complete.

If you have any questions, please contact me at (952) 496-8652.
# Peterson Winery

**Request:**

Conditional Use Permit to operate a Private Farm Winery.

Greg Wagner, Senior Planner, is the project manager and is available for questions at 952-496-8360.

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**Zoning/Comprehensive Plan Information:**

| **Zoning District:** | Rural Residential Reserve, RR-1 |
| **Overlay Zoning District:** | Shoreland/Bluff |
| **Watershed District:** | Vermillion River |
| **Comprehensive Land Use Plan:** | Rural Residential Growth Staged |
| **School District:** | Lakeville #194 |
| **Fire District:** | Elko New Market Fire Dept. |
| **Ordinance Sections:** | Chapters 2, 16, & 42 |
| **Ambulance District:** | Allina Northfield |

**Report Attachments:**

1. Site Location Map
2. Site Aerial Photo
3. Project Narrative
4. Site Plan & Building Usage Narrative
5. Scott County Environmental Services review memo dated February 12, 2019
Request- Conditional Use Permit to operate a Private Farm Winery.

Comprehensive Plan- The proposal is in conformance with the uses in the Rural Residential Growth Staged Area identified in the 2030 Scott County Comprehensive Plan.

Adjacent Land Use/Zoning- North – 4.2 acre residential parcel, zoned RR-2
Northwest – 7 acre residential parcel, zoned RR-2
South – 1.9 – 2.7 acre residential parcels, zoned RR-2
East – 79.5 acre agricultural parcel, zoned UER

Existing Conditions- The property is 25 acres with an existing home and 3 detached accessory buildings located in the eastern part of the property. The 2½-acre vineyard occupies the north-central area of the site. Wetlands surround the site including a DNR Protected Wetland to the south.

Ordinance Requirements- Lot Size – 20 acres
Structure Setbacks:
Front: 150’ from the centerline of local street.
Side: 30’
Rear: 60’
Shoreland: The southwest corner of the property is within the 1000 foot Shoreland overlay of a DNR lake located to the southwest. A 150 foot structure setback is required.
Bluff: The west 1/3rd of the property is within the WMO Bluff Overlay. Structures must be 30 feet from a bluff.

Proposed Development- Lot Size – 25 acres (19 acre parcel and 6 acre parcel)
Setbacks – The farm winery is being proposed in existing buildings that meet all setback requirements. The buildings are located outside of the Shoreland and Bluff Overlay Zoning Districts.

Existing Roads- The property has driveway access onto Woodland Road, a paved township roadway.

Road Improvements- No road improvements have been proposed.

Public Notice- Required public hearing notices were sent to all property owners within one-quarter (1/4) mile.

Background:
Greg Peterson is requesting a Conditional Use Permit (CUP) to operate a Private Farm Winery. Mr. Peterson is a retired law enforcement officer and in 2017-2018 decided to plant 2.5 acres of grape vines and has obtained licensure to produce and store wine in a pole bard (Building A on the site plan) on his property. He is requesting a CUP to operate a farm winery that would allow him to operate a private winery venue from his 25 acre parcel located in section 1, New Market Township. The property is zoned Rural
Residential Reserve, RR-1, which allows Farm Wineries as a CUP provided Zoning Ordinance criteria are met for the business.

Mr. Peterson met with New Market Township and County staff at a Development Review Team (DRT) meeting in August 2018 to discuss his proposed use. Farm Wineries have specific criteria to be considered, including that they must be on a minimum 20 acres parcel, have 5 acres of fruits or agricultural products grown/produced on the property, and must be off of a hard surface road. Mr. Peterson meets the minimum property size and is off of a hard surface township road, but with only 2.5 acres of grape vines does not meet the requirement of 5 acres produced on the site. Staff identified this as an issue, and the applicant indicated he could meet this requirement but it would require clearing of wooded areas that provide screening to several adjacent properties.

The request received is for a CUP that would deem the Peterson Winery as a Private Farm Winery that would limit the business to small private events with no regular open to the public hours as would be typical with a farm winery. Mr. Peterson would book events such as corporate outings, private groups, and similar with an average size of 20-30 and a maximum of 50 people. Any food would be catered in by those booking the event, and the only amplified music would be an ambiance speaker system in one of the converted buildings. The venue would be largely seasonal and only operated on Friday, Saturday, and Sunday.

Looking north at the subject parcels and the proposed site

The winery business would utilize the existing buildings on the site, including the largest pole barn for equipment/wine storage along with a horse barn and greenhouse that would be converted and used for dining and entertainment. Parking is proposed on an existing paved area and adjacent lawn. The applicant states that van and limousine service would be encouraged to bring guests to and from the site and arrangements could be made with a nearby hotel to provide a shuttle service. This winery would be mainly seasonal so portable restrooms would be used. The applicant has provided a
site plan narrative and explanation of how each building will be used. Some outdoor areas may be developed for use for wedding ceremonies or similar outdoor events, but these events are limited to 50 people per the applicant’s narrative maximum and cannot include amplified music except for a wedding ceremony.

Roads & Parking:
The applicant's property is located at the north end of a rural neighborhood east of County Road 46 (Pillsbury Avenue). Two paved New Market Township roads, Plateau Drive and Woodland Road, lead back to the property and require that any winery customers drive past 15-20 homes. Staff noted the traffic through a residential neighborhood as well as consumption of alcohol would likely raise concerns during the CUP review and suggested some outreach to the neighborhood.

Mr. Peterson is confident that knowing some of his neighbors and his background in law enforcement will not cause traffic or other driving concerns. He has a paved driveway and small paved parking area in front of the wine production building. The area west and north of that building is designated as grass parking area, and he plans to limit the number of vehicles to 20 and encourage use of shuttle services. Scott County Transportation had no requirements for the proposed use or other road improvements.

Environmental & Building:
Since the use is seasonal the use of portable restroom facilities is allowed. The applicant was informed at DRT that a compliance inspection on his existing septic system is required. This would be required before final approval can be granted. Since no other site development or grading is being proposed there are no requirements for stormwater or grading/erosion control. The applicant was requested to provide additional information on wastes generated from wine production. This information will be included in the CUP conditions and shall be submitted prior to County Board consideration.

The applicant will be converting an existing green house building and horse barn into gathering spaces. Scott County Building Inspections provided detailed requirements in the DRT notes for required permits and conversion of spaces from agricultural to
assembly. Mr. Peterson has submitted some structural analysis information from an architectural engineering firm. He will need to continue to work with the Building Inspections department following action on the CUP. Obtaining all necessary building permits and compliance with all applicable State Building Codes is a CUP condition.

**Township Recommendation:**
The applicant attended the October 2, 2018 monthly township meeting and discussed the proposal with the Town Board. The Township will be hearing this request at their March 2019 monthly meeting; a copy of the recommendation will be provided at the public hearing.

**Staff Recommendation:**
Staff noted the applicant does not have the required 5 acres in fruit or agricultural products grown on site, and that the location within a residential neighborhood is a concern. However, if the CUP is approved as a private venue and adequate measures are enforced to limit traffic impacts staff would recommend approval of the Private Farm Winery CUP noting that the application can meet the other applicable Zoning Ordinance regulations; therefore, staff recommends approval of the Conditional Use Permit based on the eight criteria for approval listed below:

**Conditions of Approval:**
1. The applicant is to file with the Scott County Planning Office in January of each year a statement indicating that they are in compliance with the conditions of the Conditional Use Permit (CUP).

2. The New Market Town Board may conduct an annual review of the CUP to ensure that the applicants are in compliance with the conditions of the CUP.

3. The applicants shall pay an annual CUP inspection fee, if and when the County adopts an inspection fee ordinance.

4. If ownership changes, the new owner shall contact the New Market Town Board and Scott County Zoning Administration to review the conditions of the CUP.

5. This CUP is for a Private Farm Winery since the site does not have the required 5 acres of fruit or agricultural products produced on the property. There shall be no public hours of operation unless the on-site production is increased to 5 acres and the CUP amended to become a public farm winery.

6. All events on the site shall be for private groups by reservation and shall be limited to a maximum of 50 people. No special events shall be allowed (County Zoning Ordinance allows up to 10 special events annually for up to 150 people) unless the CUP is amended to become a public farm winery.

7. The CUP shall be regulated according to the County Zoning Ordinance standards for Farm Wineries and the application narrative and site exhibits provided by the applicant and attached to the CUP.

8. Parking shall be provided on-site in the paved area and within the grass area identified on the site plan. No parking shall be allowed on any public road.
9. If there are verified complaints on noise, traffic or other disruptions to surrounding properties the CUP shall be reviewed by the Township, Scott County Zoning Administration, and, if necessary, the Planning Advisory Commission to consider operational changes or limitations on hours and days of use.

10. Any signage shall be on-site and shall be in accordance with the Scott County Zoning Ordinance.

11. The applicant shall provide Scott County Environmental Services with a septic compliance inspection and information on disposal of waste produced as part of the wine making process before issuance of any building permits.

12. As a seasonal use portable restrooms are allowed. No food preparation is allowed since there is no commercial kitchen area proposed; all food shall be catered. Any changes to the operations would be reviewed as part of a CUP amendment application.

13. Building permits are required for the change in occupancy. The applicant shall apply for and receive a change in occupancy permit for all structures used by the Farm Winery. All required changes/improvements shall be completed prior to these structures being used for any winery events. These and any future structural improvements shall meet all requirements of the State Building Code and all applicable codes as required by the Scott County Building Official.

Criteria for Approval (2-6-1):

1. The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.

   The proposed use will not have any impact on public facilities that serving the property as it is using paved roads for access.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

   As proposed, the location of the farm winery facilities exceeds the required property line setbacks. The site is generally screened from all directions by woodlands and wetland areas, and most of the surrounding parcels are already developed into residential lots.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

   The winery structures currently exist on the site and are designed of materials that are not unsightly in appearance, and are typical of rural accessory buildings. The applicant has hired a consultant to provide required architectural analysis of the buildings for conversion from agricultural use to public assembly.
4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The proposed farm winery is consistent with the intentions of Chapter 16 of the Zoning Ordinance and with uses allowed on 20 acre parcels in the RR-1 zoning district. Since the applicant does not have 5 acres in fruit or agricultural production, as required by Chapter 16, he is requesting that this be considered a Private Farm Winery with no public hours of operation.

5. The use is not in conflict with the Scott County 2030 Comprehensive Plan.

The Scott County Comprehensive Plan allows for certain rural and agricultural uses that meet the intent and rural character, and that do not negatively impact adjacent rural development.

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking. Adequate measures have been taken to provide ingress and egress, access to public roads and on-site parking.

Access will be via the existing residential driveway access to Woodland Road, a paved New Market Township road. Both Woodland Road and Plateau Drive, also a paved road, provide access to the proposed winery property.

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

Any water would be obtained via a private well; wells are permitted by the MN Department of Health. Portable restrooms will be used seasonally.

8. All building/structures meet the intent of the State Building Code and/or fire codes.

Building permits will be required for the change of occupancy. County Staff will review the building permit application to verify that the structure complies with all applicable regulations of the State Building and Fire Codes.

Planning Advisory Commission/Township Board Alternatives:
1. Approve the request as recommended by Zoning Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Staff with amendments to the conditions.
3. Table the request for a specific reason.
4. Deny the request for a specific reason.

Suggested Planning Commission/Township Board Motion:
Based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit for Greg Peterson to operate a Private Farm Winery.
NEW MARKET TOWNSHIP
SECTION 1
GREG PETERSON
REQUEST FOR
CONDITIONAL USE PERMIT
In 2016, after a 19 year career as a police officer, I was terminated for an injury I sustained in the line of duty. In 2017, I decided to try and create my own business, Wid Oaks Ranch Vineyard & Winery. I planted 1,100 grape vines, on my property in New Market Township for the purpose of creating and selling my own wine under the wine label Thin Blue Vine. In 2018, I planted an additional 50 grape vines around several of my buildings bringing the crop to approximately 2 ½ acres. During that time, I have obtained a basic TTB permit to produce and store the wine in an existing pole barn on my property for wine production in 2019 and beyond (this building will not be open to any venues). In addition, I met with Scott County Development Review Team (DRT) on August 29, 2018 regarding a conditional use permit for both the winery, and for the possibility of holding small private venues on my property. In addition to DRT meeting, I also addressed the same issues in a New Market Township public meeting on October 2, 2018. (Copy of agenda attached).

Under the current Scott County Zoning Ordinance Chapter 16.2 Sub.35 Farm Wineries & Vineyards

(A) I'm required to have 20 acres (which I do).

(B) Have 5 acres of crop (which I do not have at this time). I am respectfully asking for special consideration for an exemption of the 5 acre requirement based on the following:

1) This is a private venue, and is not open to the general public to just show up and use the property.

2) Currently the 2 ½ acres has been a full time job, and don't believe that I could do all 5 acres by myself due to my disability.

3) To accommodate the 5 acre requirement, it would require cutting down large area of trees, planting in a low lying areas, all which would be a dramatic change to the view of the property both for myself and neighbors. A majority of my 20 acres consist of trees and water.

4) It is possible that new grapes could be introduced in the future, which having an additional 1 acre currently open now, would allow me to expand with a new grape, assuming the business was successful, allowing me to hire someone to assist in the day to day operation.

5) This is a private venue and seasonal, with an exception of a winter holiday, would be limited in hours and only available on weekends.

Please refer to the notes of the DRT meeting, however, in our discussions, and subject to inspections, I believe I meet all other requirements. For instance, the ordinance section

(C) food, all private venues at my location will be responsible to cater their own food.

(D) N/A my venue size max at 50 people.

(E) music, I don't believe due to the size and hours of the private venues that noise will be an issue.

(F) all buildings will be subject to inspection, and both buildings used in private venues have been certified by structural engineer.

(G) All roads to my property, including my driveway are paved.

(H) N/A there will be no signage on public streets.
(I) Vehicles to be limited based on private venue size and per discussions. I will be encouraging the use of shuttle services. Parking will only on my property near the main pole barn. Both on pavement and a small area of grass.

(J) Since this is a small private venue, a Handicap accessible satellite with wash station will be used, pending County approval.

(K) All private venue buildings used are existing, and comply with 100’ property line.

(L) Hours will be determined by Township, but planned to be limited to Friday, Saturday, and Sunday. An not to exceed past 10pm on Friday and Saturday, and 6pm Sunday.

(M) N/A, but will be subject to County inspection.

Traffic Concerns:
As a former police officer, I know that one of the biggest issues for any neighborhood is traffic. I am committed not ro have traffic become an issue.

1) I’m proposing a 20 car maximum per private event, with no more than 50 people.

2) Vehicle’s will not park on Woodland Rd, or any public street, but only on my property near the main pole barn. Both on pavement and a small area of grass.

3) I will be reviewed annually by the Township for renewal, and expect that if I have not adequately addressed concerns as they come up, that it will be addressed in the Township meeting.

4) I will be strongly encourage the use of shuttle services, and have reached out to nearby Holiday Inn, which will provide a Shuttle service to guests.

5) I have lived in this neighborhood for the past 16 years, and it is not my intention to disrupt my neighborhood with large amounts of traffic.

This private venue, will be seasonal, and only available on weekends, with set hours approved by the Township/Commission.

My goal, since I became disabled, is to serve once again, by providing a bit of serenity to those who decide to participate in my private winery venue.

Thank you for your consideration, and I pledge to make this a peaceful and successful venture for my community.
Referring to the overview of the site. All buildings used for making of wine and events are located to the far east of my property away from Woodland road. Building A is a 20'x60' pole barn. Each of the three stalls (20'x20') are currently being used for equipment storage. This building will continue to be for the storage of equipment, in addition to storage of wine (TTB basic permit has been issued for this purpose). One stall will be dedicated to the storage of wine and the bottling of wine. At this time, do to cost of equipment, the processing of grapes will be done at a different winery. Building A will not be open to the public.

Building B is a 24'x26' horse barn, that with a few minor changes has been certified for use by a structural engineer. This building will be used for dining and will feature a small bar, (for private venues only), along with several tables and seating areas. In addition, the round pen on the north side of the building will be an outdoor picnic style seating for the private venues if they choose. A portable handicap accessible satellite, along with wash station will be position near this building on the south side.

Building C is a 48'x22' greenhouse. This will be an open shelter area for venues to use for casual dining, or entertainment. On the East side will be a deck, with views overlooking a marsh area and farm land. Any catering done for the private venues, will be arranged by that party hosting. All caterers will be
positioned near buildings B or C, unless hard surface is requested. In this case the caterer will be located at the southeast corner of building A, on the paved parking lot. Parking for venues is outlined with a red line and oval circle on the site map. Cars will be able to park both on pavement and small areas of grass. If a private venue wishes to have a wedding on site, the wedding would be required to be located east of the vineyard, (if outside) toward the buildings used for the venue. Otherwise, if indoors, would be in building C. Finally, depending on the size of venue, several friends, some of which are retired police officer, have offered to volunteer their time to assist in monitoring. No hired employees are planned at this time.

No set hours of the venues has been officially discussed with the Township/Commission at this time.
The Scott County Environmental Services Department has completed a review of the information submitted for the CUP. Based on the information supplied we our requiring a compliance inspection on the existing septic system. Since this time of year compliance inspection cannot be done due to frozen soil conditions we are requiring the compliance inspection to be turned in to this office by May 1, 2019, before final approval of the CUP. Portable toilets will be allowed since the proposed winery will be for seasonal use only. Please provide information on how you will handle the waste water and solid waste from your wine production.

If you have any questions, please contact me at (952) 496-8344.
YMCA Camp Buffalo Run - Conditional Use Permit

Request:
Conditional Use Permit for the YMCA of the Greater Twin Cities to operate Camp Buffalo Run, a Private Day Park, in New Market Township

Greg Wagner, Senior Planner, is the project manager and is available for questions at 952-496-8360.

General Information:

<table>
<thead>
<tr>
<th>Applicant:</th>
<th>YMCA of the Greater Twin Cities</th>
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<tbody>
<tr>
<td>Site Location:</td>
<td>8535 230th Street East</td>
</tr>
<tr>
<td>Property Owner:</td>
<td>Stephen Kavouras</td>
</tr>
<tr>
<td>Township:</td>
<td>New Market, Section 9</td>
</tr>
<tr>
<td>Public Hearing Date:</td>
<td>March 11, 2019</td>
</tr>
<tr>
<td>Action Deadline:</td>
<td>May 21, 2019 (120 Day)</td>
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Zoning/Comprehensive Plan Information:

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<tr>
<th>Zoning District:</th>
<th>Rural Residential Reserve, RR-1</th>
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<tr>
<td>Comprehensive Land Use Plan:</td>
<td>Rural Residential Reserve</td>
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<tr>
<td>Watershed District:</td>
<td>Scott WMO/Vermillion River JPO</td>
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<tr>
<td>Fire District:</td>
<td>Elko New Market</td>
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<tr>
<td>Ordinance Sections:</td>
<td>Chapters 2, 16 &amp; 40</td>
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<tr>
<td>Ambulance District:</td>
<td>Allina Ambulance Northfield</td>
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</tbody>
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Report Attachments:
1. Site Location Map
2. Aerial Photo
3. Application Cover Letter, Application Submittal, & Anticipated Occupancy/Use
4. Explanation of Proposal
5. Conditional Use Permit Application – Master Plan
6. Nuisance Mitigation Plan
7. Horse Management Plan & MPCA Feedlot Registration Form
8. Traffic Analysis Report – Kimley Horn
9. Pool Management Plan & Water Usage Analysis
10. Scott County Transportation review memo dated January 11, 2019
11. Scott Soil & Water Conservation District review memo dated February 12, 2019
12. Scott County Natural Resources review memo dated February 15, 2019
13. Scott County Environmental Services review memo dated February 19, 2019
Request- Conditional Use Permit (CUP) for the YMCA of the Greater Twin Cities to operate a Private Day Park.

Comprehensive Plan- The 2030 Comprehensive Plan Update guides this parcel as Rural Residential Reserve.

Adjacent Land Use/Zoning- *North* – 10 acre residential lots, zoned RR-1  
*South* – 10 acre residential lots, zoned RR-1  
*East* – 10 acre residential lots, zoned RR-1  
*West* – 10 acre residential lots and 60 acre parcel, zoned RR-1

Existing Conditions- The subject property is approximately 220 acres consisting of rolling woodlands broken by a series of small private lakes, and open grassland on the south and west. The land owner has a home and accessory buildings on the northern end of the property.

Ordinance Requirements- **Structure Setbacks:**  
Front Yard: 150 feet from the centerline of a County or Township Road.  
Side Yard: 30 feet.  
Rear Yard: 60 feet.  
Parking: 20 feet to right-of-way/property line.

Proposed Development- **Structure Setbacks:**  
The proposed structures meet or exceed required road or property line setback requirements.  
Parking: All parking areas are over 20 feet from property lines or road right-of-way.

Existing Roads- The site has frontage and residential driveway access to 230th Street East, a gravel township road, on the north.  
Zane Avenue is a gravel township road off of 240th Street East (County Road 62) on the south side of the property.

Proposed Roads- The YMCA will be improving Zane Avenue to a paved township road standard for use as the primary entrance to the day park. A right-turn lane will be installed on County Road 62 (240th Street East). At the time of this staff report other improvements to 230th Street East were under consideration for improvements and would be discussed at the March New Market Township meeting.

Public Hearing Notice- Required public hearing notices were mailed to all adjacent property owners within ¼ mile of the project.
**Background:**
The YMCA of the Greater Twin Cities (YMCA) is requesting a Conditional Use Permit (CUP) to relocate a private day camp in Prior Lake (called Camp Kici Yapi) to a 220-acre site located in Section 9, New Market Township. The new YMCA day camp would be called Camp Buffalo Run. The YMCA operates 10 day camps in the greater Twin Cities metropolitan area, including Camp Streefland in Lakeville and Camp Kici Yapi (located on 80 acres) in the Prior Lake. The 220-acre site proposed for Camp Buffalo Run comprises ten separate parcels zoned Rural Residential Reserve, RR-1, which allows Private Day Parks as a conditional use.

Under the County zoning ordinance, a “Private Day Park” is defined as a land use for “day recreational activities which do not including overnight camping of any type.” Other land uses that have been permitted “day camp” conditional or interim uses over the years is the Cedar Lake Farm private park that was in existence prior to becoming a public regional park; and Sand Creek Adventures which was permitted in 2011 to operate a for-profit challenge course day park to include a climbing wall, ropes course, zip line, and canoe/kayak launch.

The proposed site is currently owned by Stephen Kavouras and is situated generally between 230th Street East, a gravel New Market Township bordering the property on the north, and 240th Street East (County Road 62) on the south. The Kavouras property is largely undeveloped and is a mix of rolling woodlands separated by portions of 5 small private lakes. The property’s southern and western extents are largely open field that abut a larger wetland complex on the west and large-lot (10 acre parcel) residential uses on the south. The surrounding land uses to the north, east, and south are 10-acre residential parcels, and to the west are wetlands and some agricultural uses. Mr. Kavouras has a single family home, small cabin, and a couple accessory buildings on the northern end of the property. In addition to the woodlands throughout the property, the site perimeter is largely wooded or screened from adjacent properties.

**Site Photo - Oblique Aerial of the proposed YMCA property.**
Proposed Day Park:
The YMCA has provided a detailed application submittal; all but the technical specifications are attached to this report that outlines the purpose and aspects of the new Camp Buffalo Run. YMCA staff contacted Scott County in the summer of 2018 and met with County staff and New Market Township officials at two Development Review Team (DRT) meetings in August 2018 and October 2018 to present the proposal and gain an understanding of the CUP review process and submittal requirements.

Generally, Camp Buffalo Run would serve the same purpose of Camp Kici Yapi and the other area YMCA day camps in providing mostly outdoor daytime recreational activities to kids between 4-14 years of age. This includes swimming, canoeing, kayaking, fishing, archery, hiking, climbing, ropes course, horse riding and similar outdoor activities during the camps primary season of June – August (non-school months). In addition to outdoor daytime recreation the YMCA incorporates science, technology, engineering, art, and mathematics (S.T.E.A.M) programs as part of the camp. These activities would also be available during the off season months on a reduced scale, and the YMCA would look to add some winter activities such as ice skating and sledding. They also would have the camp host evening and weekend programmed community use for area residents.

Site Development:
As indicated in the application information, the main focus of the camp is for outdoor recreation activities so the YMCA proposes to preserve much of the site to provide the outdoor experience. The primary site improvements would be at the main camp entrance off of Zane Avenue towards the south end of the property. This includes a paved entrance and 152 car parking lot, bus and parent drop-off areas, a 2,300 sq. ft. open air pavilion and 1,250 sq. ft. entry/restroom building, an outdoor swimming pool (three lane 25 yard lap pool, splash pad, water slide), locker facility, 4,100 sq. ft. multi-purpose room/concessions/restroom building, and an open air gathering amphitheater.

The west central area has the proposed horse operations that would serve the camp. This includes a 3,000 sq. ft. horse barn for 10 full time horses, a 6,000 sq. ft. indoor riding arena/horse shelter, a 1,500 sq. ft. demonstration barn, a 100’x200’ outdoor riding arena, horse paddock, hay storage, manure storage, and pasture area. The YMCA will have 10 horses stabled year round at the camp, and up to 62 additional horses that are brought in for the summer camp season from June to August, after which these horses are taken to a winter site during the non-camp season.

The woodlands and lakes on the north end of the property will have hiking trails, vertical adventures (high ropes course, climbing wall), picnic area, play field, and outdoor skills areas. The private lakes will be used for kayaking, canoeing, fishing, and a swimming beach. Small storage buildings, a changing/restroom building, and picnic pavilions will be constructed in this area.

The existing residential buildings will be repurposed for use by camp staff and for camp programs. The main home will be converted to camp staff offices, workspaces, training rooms, and a first aid/nurse space, as well as space for community retreats. A small cabin will be utilized for a year-round caretaker residence for a full time on-site property manager. The large pole building adjacent to the main home will be converted for use in the S.T.E.A.M program. All of these facilities will be accessed by the existing residential driveway off of 230th Street East.
Transportation:
The main day camp access will be from Zane Avenue off of County Road 62 (240th Street East). Zane Avenue is a gravel New Market Township Road that will be improved to a paved township road standard. The YMCA and New Market Township, their engineer and attorney, have been reviewing Zane Avenue to ensure it provides legal access to the Kavouras property and also the road upgrades that will be funded by the YMCA to Zane Avenue. The main parking and drop-off areas will be off of the Zane access location; there will be no through road constructed within the property so all bus traffic and most other site access will be off of County Road 62 and Zane Avenue.

On the north end of the property the existing home has a driveway access onto 230th Street East. 230th Street East is a gravel road in front of the Kavouras property but is a paved road 700 feet to the east. This access will continue to be used for access to the home and buildings on the north end of the camp property, mainly for camp staff access, site service providers, and for emergency access. As indicated there is no through road proposed within the camp so there will be no bus drop-off at the northern access. The Township indicated they would be discussing road improvements to 230th Street East, but as of this report the County has not been informed of any required improvements.

Scott County Transportation is requiring a right-turn lane installed on County Road 62 for traffic turning onto Zane Avenue to the main camp entrance. County Road 62 is a paved rural 2-lane collector road designed to accommodate up to 2500 Average Daily Trips (ADT). County Road 62 currently has 435 ADT, which is well below the road capacity (Scott County Transportation Plan). The current peak hour trips are 40 between 7-8am and 60 between 4:45-5:45pm. The proposed camp drop off times are between 8:30am-9:30am when approximately 15 buses and 20-25 parent cars would drop off campers; the afternoon pick-up is between 3:15-4:00pm. Camp staff, approximately 25 cars, arrives 1 hour before and leave 1 hour after the drop-off times. This equates to 60-70 new trips after the AM peak and prior to the PM peak on County Road 62.

The camp trips and times were identified in a traffic study (attached to this report) prepared by Kimley Horn on November 9, 2018. Additional traffic/trip details were outlined in the application cover letter, also attached to this report, which also added evening and Saturday/Sunday trip estimates as well as Fall/Winter/Spring trips. Programmed Community Use trips are also identified in the cover letter ‘Anticipated Occupancy and Use’ page, and are based on the local community utilizing the facility.

Horse Operations & Nuisance Mitigation:
YMCA staff contacted the Scott Soil & Water Conservation District (SWCD) to review their horse operations and obtain assistance with a site management plan. SWCD staff assists landowners in Scott County with preparing animal management plans, which include pasture management, manure management, and monitoring of animal operations. The main items of these plans are ensuring pastures are kept vegetated and are not overgrazed to a point of creating feedlot conditions, and also proper collection and disposal of animal waste. If manure cannot be spread on the subject site, it is typically removed by a contracted party, which is the case with the YMCA plan.

As indicated the YMCA intends to have 10 year round horses and up to an additional 62 horses during the summer camp months. The YMCA has also submitted a Feedlot Registration Form with the MPCA due to the proposed number of animals. Scott SWCD
staff has reviewed the YMCA CUP, horse management plan, and site development plans and is recommending approval of the CUP and will continue to work with the YMCA to ensure they are in compliance with all required state and local regulations.

The submitted Nuisance Mitigation Plan outlines the items that are defined as Nuisance Standards by the Scott County Zoning Ordinances. There would generally be no air pollution or odor emissions except for any minor odors from horses and campfires. Noise would be limited to vehicle traffic and noise from camp attendees, except for an amplified system with the amphitheater when campers are gathered in that area. The YMCA has outlined their liquid storage (propane), hazardous waste (chlorine) and anticipated waste generation, which would be handled by local waste service providers.

Public Safety:
Scott County has provided the application information to the Scott County Sheriff’s Office and the City of Elko New Market Fire Department. Outreach was done to the City of Prior Lake, where the current Camp Kici Yapi is located, and the City of Lakeville, where Camp Streefland is located. The County Sheriff’s Office reviewed the camp submittal and indicated that the use and trip numbers do not rise to a level to warrant additional patrols. City of Prior Lake and Lakeville Police Departments provided emergency call logs for the past 3 years. Generally, 3-4 emergency calls were made yearly to each camp to deal with traffic control, minor burglary, animal issues, and medical calls. The YMCA indicated approximately 1 medical call per year per camp that necessitated an ambulance response. One call from the City of Lakeville indicated a Fire Department response for a possible gas leak, otherwise the fire departments indicated no other calls.

The City of Lakeville Planning Department responded that Camp Streefland opened in 1974 with the majority of homes adjacent to the camp built after 1974. Camp Streefland amended its CUP approximately 4 times to add buildings and outdoor amenities and each amendment required a public hearing. Planning staff could not recall any negative comments or concerns raised by adjacent neighbors, and the neighborhood sees the camp as semi-permanent open space.

Natural Resources and Environmental Services:
The YMCA has submitted a Resource Management Plan (RMP) that includes project grading, stormwater management, and erosion control, as well as site development plans. A wetland delineation was also completed and the applicants have been in contact with the Scott SWCD regarding the Wetland Conservation Act (WCA) review process. As indicated the majority of new site improvements will be primarily on the south end of the parcel to minimize impacts and disturbance to the woodlands, lakes, and wetland areas that will be used for the camp. Any requirements of Scott County Natural Resources or the Scott SWCD review of the CUP, the RMP, and project plans and information must be satisfactorily addressed prior to County Board consideration of the project.

The YMCA identified a large 20,000 sq. ft. area for septic drainfield located northeast of the pool area. Their current plan is to connect restrooms in several buildings to this septic area; however, there are concerns with the length of supply lines, some of which are over ¼ mile long. While this is technically not impossible staff would recommend finding additional septic site nearer to generated water use areas. The septic site(s) will need to be reviewed and approved by Scott County Environmental Services prior to County Board consideration.
Environmental Services has also requested additional information on the swimming pool and its operation as outlined in their review memo. While the County does not regulate wells (MN Department of Health) the requested information on water amounts and maintenance will help answer questions regarding water usage. Staff has investigated swimming pool discharge due to chlorine and other chemicals used to treat pools. The results from this research and discussions with a licensed pool inspector are that pool water can be “day-lighted”, which is what is done with nearly all residential pools, or drained onto the surrounding pool property provided that the water is not directed in a public water (lake, wetland, stream) and not concentrated in one general area.

Any outstanding items listed in the Scott County Natural Resources, SWCD, and Environmental Services reviews of the CUP have been listed as conditions of approval to be satisfied prior to County Board consideration. Per the County Zoning Ordinance the applicant shall provide a $5,000 financial guarantee (bond, letter of credit, escrow) to ensure installation of all stormwater infrastructure and other required site improvements are completed according to approved plans.

**MN Department of Natural Resources:**
The MN Department of Natural Resources responded that this is a good project for the site, and that any constriction of boardwalks in or over a public water basin (the two northern lakes are classified as DNR public waters) should be submitted to the DNR prior to construction.

**Building Inspections:**
Permits will be required for new construction or building renovation activities, and all buildings will need to meet requirements of the State Building Code and Fire Code.

**Township Recommendation:**
The New Market Town Board will be hearing this request at their March 5, 2019 monthly meeting. A copy of the recommendation will be provided at the public hearing.

**Staff Recommendation:**
Subject to the conditions of approval, the conditional use permit conforms to the Zoning Ordinance; therefore, staff recommends approval of the conditional use permit based on the eight criteria for approval listed below:

**Conditions to be Satisfied Prior to County Board Consideration:**
1. Any requirements in the Scott County Transportation Department review of the Conditional Use Permit, including the approval of plans by the County Engineer for a right turn lane on County Road 62 designed to County specifications. A County Transportation Permit is required prior to any site work, and if required, a financial guarantee shall be provided to Scott County Transportation to ensure the turn lane is constructed to County specifications.

2. Any conditions stated in the Scott County Natural Resources Department review of the CUP, project Resource Management Plan, and site development plans.

3. Any conditions stated in the Scott County Environmental Services review of the CUP, project wastewater treatment, pool operations, and septic drainfield locations.
4. Any conditions listed in the New Market Township and the Scott Soil & Water Conservation District review of the wetland delineation report to ensure compliance with the State Wetland Conservation Act.

5. The applicant shall provide the County with a $5,000 financial guarantee to ensure compliance the Scott County Zoning Ordinance regulations for the site improvements proposed in the Resource Management Plan and all site grading/stormwater management facilities.

6. Any requirements listed in the New Market Township recommendation including any requirements of the Township Engineer and Township Attorney, and any required road improvements to Zane Avenue and 230th Street East.

Criteria for Approval (Chapter 2-6-1):
1. The use will not create an excessive burden on public facilities and utilities that serve or are proposed to serve the area.

The majority of the site will be maintained in an undeveloped state, except for trails and other amenities that will serve recreational use of the property. As a largely seasonal day camp there is not a great demand on traditional utilities that would normally be required for more intensive development of the property, such as for a residential development.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The site is largely wooded throughout much of the north and central areas of the property and those areas that are more open generally have a tree line along the site’s property lines (south and east). Much of the land to the west is wetland or agricultural land that would not be hindered by a day park. Adjacent property owners will have very limited visibility into the site.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The YMCA proposes to repurpose the existing home as a staff office/meeting center, the existing accessory buildings for storage or the S.T.E.A.M program, and the cabin as a caretaker dwelling. The newer buildings will include a horse barn, open air pavilions, and multi-purpose storage buildings as well as a pool locker room building. These will all need to meet the Zoning Ordinance performance standards for building exteriors.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

A day park is a conditional use in the RR-1 zoning district, which also allows similar outdoor recreational type uses under a CUP.
5. The use is not in conflict with the Comprehensive Plan of Scott County.

*The Comprehensive Plan guides this property as Rural Residential Area, and the proposed use is allowed within this area.*

6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads, and provide sufficient on-site parking.

*The YMCA will be upgrading Zane Avenue, a New Market Township road, to a paved road that will serve as the main public entrance to the day park. Zane Avenue intersects with 240th Street East (County Road 62) where a right-turn lane will be installed to facilitate the main turning movement onto Zane Avenue. 230th Street East, which is a gravel road serving the property’s main home, cabin and accessory buildings, will serve as a secondary staff and service entrance. New Market Township has not provided any information on road requirements for 230th Street East.*

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

*The proposed day park will utilize three existing wells for water usage. Erosion Control will be reviewed at time of road construction, building construction, and any other permitted land disturbance. Restrooms on the property will be connected to a septic drainfield, which will require a County septic permit.*

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

*Building permits will be required for the change of occupancy of all buildings. County Building Inspections will review the building permit applications to verify that any change in occupancy or any new structures comply with all applicable regulations of the State Building and Fire Codes.*

**Conditions of Approval:**

1. This CUP is issued to the YMCA of the Greater Twin Cities as a private day park for the operation of a YMCA Day Camp as outlined in the application letter dated February 6, 2019, Written Explanation of Proposal dated December 21, 2018, and Conditional Use Permit (CUP) Application: Submission Materials Package dated February 6, 2019. (Dates subject to modification prior to County Board)

2. The applicant is to notify the Scott County Zoning Administration Department in January of each year, stating they are in compliance with the conditions of the Conditional Use Permit (CUP). Any operational changes, site improvements, or building expansion shall be reviewed by the New Market Township Board and Scott County to determine compliance with the CUP.

3. The uses allowed under this Day Park CUP shall be limited to those listed in the application narrative for YMCA Buffalo Run to include the day camp, horse riding, swimming (pool, splash pad & slides), canoeing/kayaking, fishing, hiking, vertical adventures, survival skills, open playfields, S.T.E.A.M. (science, technology, engineering, art, mathematics) program, amphitheater/singing hill, entry (camp store, parking, drop-off), lake front (swimming beach), staff office/retreat/first aid/training center, caretaker house, storage facilities, restrooms, and horse
barns. Overnight camping is prohibited and all other uses not part of this CUP application are prohibited.

4. Hours of day park operations shall be from 7:30am to 5:00 pm, Monday through Friday for the seasonal day camp, 4:30pm-7:30pm Monday through Friday for programmed community use and family nights, and 10:00am-6pm on Saturdays and Sundays for programmed community use, as outlined in the day camp submittal narrative.

5. The applicant/owner shall, upon reasonable advanced notice, provide the Township and County staff and/or its agents with access to the property for inspection for determining compliance with this conditional use permit.

6. The CUP holder shall pay an annual CUP inspection fee, if and when Scott County adopts an inspection fee ordinance.

7. If property ownership changes or a new applicant/operator is proposed, the applicant/operator shall contact the New Market Township Board and the County Zoning Administration Department to review the conditions of the CUP, and any proposed operation changes. The applicant/owner shall obtain a CUP Transfer or amend the CUP if significant operational changes are proposed.

8. The property shall be developed in substantial compliance with the approved project plans (currently 2/6/19 as may be amended prior to County Board action) and according to the performance standards listed in the Scott County Zoning Ordinance. Any modifications to the approved plans must be reviewed and approved by Scott County Zoning Administration and the New Market Town Board. To the extent there are any conflicts between either the plans or the narrative and this permit, the conditions of the permit shall control.

9. Site grading and construction shall be consistent with the approved Resource Management Plan and approved project plans dated (currently dated 12/21/18 as may be amended prior to County Board action).

10. Oil, solvents, pool chemicals, and other hazardous wastes shall be managed in accordance with the Scott County Hazardous Waste Management Ordinance. A Hazardous Waste Inspection shall be scheduled with Scott County Environmental Services to determine the level of Hazardous Waste License required, if any.

11. The property shall be maintained in a neat and orderly manner. The Applicant shall promptly remove all garbage, trash, and all other nonessential or nonfunctional materials from the property.

12. All parking for all activities allowed shall be provided on site and in accordance with the site plan. No parking for activities on the site shall be allowed on public roads. All bus drop-off or individual drop-off traffic shall utilize the Zane Avenue main access as shown on the site plan. The 230th Street East access shall only be used for YMCA staff, local service providers, and emergency service vehicles.

13. Building permits are required for the change in occupancy of all buildings to be converted from residential or agricultural to a public occupancy use. The applicant shall apply for and receive a change in occupancy permit for all structures used by the Day Park. All required changes/improvements shall be completed prior to these structures being used for any camp events. These and any future building improvements shall meet all requirements of the State Building Code, Fire Code, and all applicable codes as determined by the Scott County Building Official or the local fire department.

14. A septic permit is required for installation of the any sewage treatment system. The septic sites identified on the project plans shall be protected from any disturbance, grading, or compaction, and shall be fenced prior to construction.
15. There shall be no discharge of pool or other chemically treated wastewater onto any adjacent property or into any public water wetland, stream, or drainage area.

16. All signage shall comply with the Scott County Sign Ordinance.

17. All lighting shall comply with the Scott County Zoning Ordinance.

18. Amplified noise shall be limited to the amphitheater/singing hill area for public address purposes. In the event complaints are received about amplified noise emanating from the property, Scott County may require the permit holder to prepare a noise control plan as described and required in Section 4-6 of the Zoning Ordinance.

19. Issuance of the CUP is not a substitute for any other permit required in conjunction with the Project, including but not limited to building permits, electrical permits, and road permits.

20. Applicant shall construct and operate the Project in full compliance with the approved application narrative, approved project plans and in full compliance with all federal, state, and local laws, rules, ordinances, and regulations.

21. The applicant shall obtain any necessary permits from the MN Department of Natural Resources for the use of or any construction, alterations, or disturbances to any protected water wetland on the property.

22. The applicant shall at all times comply with the approved Horse Management Plan (dated February 6, 2019) for operations pertaining to camp horse riding activities. This includes proper manure management, stockpiling, and removal as well as pasture management to avoid feedlot conditions. The number of horses shall be limited to 10 on a year round basis and an additional 62 during the seasonal summer camp. The applicants shall work with the Scott Soil & Water Conservation District to stay in compliance with the management plan, CUP, and MN Pollution Control Agency feedlot permits.

23. A right turn lane shall be installed on 240th Street East (County Road 62) at the intersection with Zane Avenue leading to the main entrance of the day park. Permits are required for any work within the County Road right-of-way. If there are validated traffic control, safety, or operational issues on the County Road resulting from day park operations, these shall be reviewed by the Scott County Engineer. The County Engineer can require a Traffic Impact Study and can require additional safety improvements for current or future operations to alleviate identified issues or increases in day park usage.

24. The applicant shall comply with all requirements of the New Market Town Board for road improvements to Zane Avenue and 230th Street East. This includes ongoing maintenance and future road improvements as outlined in the Township Recommendation or agreement between the Township and YMCA.

25. The applicant shall be responsible for obtaining and being in compliance with any local, state, or federal permits, as applicable, that are not otherwise specified in the above conditions.

26. The YMCA Day Camp shall at all times be in compliance with the conditions of this CUP. Upon written notice of any violation the CUP holder shall promptly remedy the violation within the time period specified. Any violation not remedied or addressed shall be subject to CUP review and may be basis for CUP termination.

**Township Board/Planning Advisory Commission Alternatives:**

1. Approve the request as recommended by Zoning Administration Staff with the specified conditions.
2. Approve the request as recommended by the Zoning Administration Staff with amendments to the conditions.

3. Table the request for a specific reason.

4. Deny the request for a specific reason.

**Suggested Planning Commission Motion:**
Based on the criteria for approval listed in the staff report, I recommend approval of the Conditional Use Permit for the YMCA of the Greater Twin Cities to operate a Private Day Park, noting that this recommendation is subject to the conditions listed in the staff report that must be satisfactorily addressed prior to County Board consideration of the CUP.
NEW MARKET TOWNSHIP
SECTION 9
YMCA OF THE GREATER TWIN CITIES
REQUEST FOR
CONDITIONAL USE PERMIT
For more than 100 years, the YMCA’s camp programs have helped youth and families build confidence and develop friendships while growing as leaders. Our day camps offer an enriching, safe experience with caring counselors who allow campers the freedom to be themselves while providing supervised, meaningful, outdoor experiences.

The YMCA has an opportunity to continue its camp programming in Scott County through the acquisition of a 220-acre natural landscape in New Market Township. After several years of searching for a new location for Day Camp Kici Yapi, located in Prior Lake, we found this park like setting, with clean lakes, offers the perfect location to relocate the camp.

After two neighborhood meetings, feedback from the community, and several discussions with New Market Township Supervisors, the YMCA recognized that our request for expanded program offerings made defining the broader day camp program difficult. With this in mind, the YMCA respectfully requests the County accept the following changes to our CUP Application, which removes all Phase Two programs and facilities from the request. The revised application will reduce the perceived impact the day camp will have on the neighbors and the surrounding community.

Maintained in the request, the YMCA will assure that all day camp programs are based on supervised access and all children enrolled in the day camp program will always be under the watchful eyes of trained counselors. It should also be noted that when reviewing the traffic impact of the proposed day camp, the average trip counts from CSAH 62 and Zane Ave. will be roughly 52% of that generated by a 20-home housing development. Additionally, the YMCA will limit access to the property from 230th street. Traffic accessing the property from 230th would total less than that generated by the two existing homes today; approximately 25% less.

The YMCA Camp Kici Yapi provides affordable, healthy, environmentally friendly programs that promote fun, safe, outdoor activities for youth and families in Scott County. We hope you find these changes acceptable and will recommend approval of the YMCA’s Conditional Use Permit.

Please reference the list below for a more detailed breakdown of the revisions contained in this package. See also the attached table laying out the day camp schedule.

Thank you.
The list below represents the revisions made to the original CUP Application submitted 12/31/18.

- **Project Overview & Architectural Package**
  - All Phase II programming and buildings have been removed from the package.
    - Lazy river
    - Farm-to-table building, gardens, and kitchen
    - Enhanced camping experience (yurts & cabins)

- **Horse Management Plan**
  - Clarification and detail regarding manure management, contracted services, and general horse operations was added.
  - MPCA registration form submitted to the MPCA and attached to this package for reference.

- **Stormwater Report**
  - Stormwater report containing the Resource Management Plan information has been added to the submission. This document was inadvertently omitted from the original submission package.

- **Civil Engineering Drawings**
  - Additional detail has been provided for the following items within the Civil drawings.
    - YMCA entrance & Zane Avenue design.
    - 240th St. E (Hwy 62) turn lane design.
    - Horse area stockpile location, clarification of building use, and location of well.
  - All Phase II programming and architectural elements have been removed.
### Anticipated Occupancy and Use

<table>
<thead>
<tr>
<th>Day / Program / Location</th>
<th>Time of Day / Year</th>
<th>Participants / Staff</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Year-round</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North side driveway - 230th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single family caretakers home</td>
<td>Typical trips throughout day</td>
<td>1 family</td>
</tr>
<tr>
<td><strong>Summer (June / July / Aug)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monday - Friday</td>
<td></td>
<td></td>
</tr>
<tr>
<td>North side driveway - 230th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office - administration</td>
<td>7:30 am to 5:00 pm</td>
<td>5-10 staff</td>
</tr>
<tr>
<td><strong>CSAH 62 to Zane Ave</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Buses - morning drop-off</td>
<td>9:00 to 9:30 - buses drop and leave</td>
<td>500 total campers per week</td>
</tr>
<tr>
<td>Parent's - morning drop-off</td>
<td>9:00 to 9:30 - cars drop and leave</td>
<td>14 - 15 buses</td>
</tr>
<tr>
<td>Staff</td>
<td>Arrive between 7:30 - 8:30</td>
<td>25 cars - staff will carpool or ride on school buses</td>
</tr>
<tr>
<td>Buses - afternoon pick-up</td>
<td>Arrive 3:30 - 4:00, leave at 4:00</td>
<td></td>
</tr>
<tr>
<td>Parent's - afternoon pick-up</td>
<td>3:45 - 4:45 pm</td>
<td></td>
</tr>
<tr>
<td>Staff</td>
<td>Leave between 4:00 - 4:30</td>
<td></td>
</tr>
<tr>
<td>Camp Family Nights</td>
<td>6:00 - 7:30 pm</td>
<td>70 cars - 250 to 300 participants</td>
</tr>
<tr>
<td>Programmed Community Use</td>
<td>4:30 - 7:30 pm</td>
<td>40 cars - 80 to 100 participants</td>
</tr>
<tr>
<td><strong>Saturday and Sunday</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Use</td>
<td>10:00 am - 6:00 pm</td>
<td>80 cars - 160 to 200 participants throughout day</td>
</tr>
<tr>
<td><strong>Fall / Winter / Spring</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North side driveway - 230th</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office - admin / meetings</td>
<td>7:30 am to 5:00 pm (2-3 days per week)</td>
<td>5-10 staff (2-3 days per week)</td>
</tr>
<tr>
<td><strong>CSAH 62 to Zane Ave</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Programmed Community Use</td>
<td>Morning to evening depending on daylight</td>
<td>30 cars - Averaging 60 to 80 participants, averaging 5 days per week</td>
</tr>
</tbody>
</table>
Written Explanation of Proposal

Conditional Use Permit Submission – 2018/12/21

The YMCA is seeking a Conditional Use Permit from Scott County for the 220 acre site at 8535 230th Street, New Market Township. The current zoning of the property is for RR-1/RR-1C and the project proposed is for a Day Camp. The current YMCA day camp of Camp Kici Yapi is being relocated to increase access and programs for more families in the south metro area. This relocation will allow the YMCA to integrate and engage the local community into an array of programs and services that will appeal to many. From gardening to cooking classes; arts and humanities; walking; biking; hiking; paddle boarding; canoeing and horseback riding.

1. The use will not create an excessive burden on public facilities and utilities which serve or are proposed to serve the area.

The use of the day camp will not create excessive burden on the public facilities and utilities serving the area. Much of the program is focused on outdoor activities and many of the structures serving the camp are indoor/outdoor spaces that are unconditioned (i.e. outdoor pavilions). For the structures that contain restrooms/bathing facilities, there will be Individual Sewage Treatment Systems (labeled as “septic areas”) as shown on the site plan. The ISTS will comply with Scott County’s Ordinance No.4 Water Wells and are shown on the site plan in the approximate quantity and location. Both underground and overhead electric lines will be added to the property and tie into the existing power lines adjacent to Zane Avenue.

2. The use will be sufficiently compatible with, or separated by sufficient distance from, or screened from adjacent agricultural or residential land uses so that there will be no deterrence to the use or development of adjacent land and uses.

The use of the day camp is compatible with the surrounding residential and agricultural uses. Any required setbacks from the property lines will be followed for
each structure. In addition to any required setbacks the existing natural characteristics of the property, which is a mix of deciduous and coniferous trees, will further create buffers and screening to neighboring properties.

3. Each structure or improvement is so designed and constructed that it is not unsightly in appearance to the extent that it will hinder the orderly and harmonious development of the district wherein proposed.

The appearance of the structures is being designed to be harmonious with the surrounding residential and agricultural uses. See the “Architectural Approach” sheet that outlines our approach to design, construction and material use for all of the structures.

4. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

The property is currently part of the RR-1 and RR-1C zoning districts (the vast majority of the property is in RR-1). The proposed use of the YMCA day camp falls under the “Private campground/day park” use that is permitted on a Conditional Use per Scott County’s Zoning Ordinance Chapter 20, Table 20-4 “General Zoning District Provisions”.

5. The use is not in conflict with the Comprehensive Plan of Scott County.

According to the 2030 & 2040 draft plans the property is to remain a Rural Residential Reserve and part of the County Defined Natural Area Corridor. All the prominent natural features of the site are maintained (wetlands, ponds, tree cover, etc.) The site’s use of a day camp will have far less impact on these natural areas than a housing development would. There will be less impervious area added, less overall structure footprints, and there will be no use of lawn chemicals.
6. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion, provide adequate access to public roads and provide sufficient on-site parking.

The main access for the property is proposed to be from Zane Avenue to the south property line. This access will utilize an existing 66’ easement to create a new driveway off of Zane Avenue. Zane Avenue will be improved with asphalt and follow the New Market Township design details. Zane is accessed from 240th street which is a paved county road. The majority of traffic will come from the east direction of 240th street. A right turn lane has been added to 240th per the direction from Scott County planning. The two existing access road/drives off of 230th street will only be used very minimally and intermittently. The northern portion of the property will have limited uses. The drives and access points will be maintained in order to use in emergency situations or for dropping off equipment with standard vehicles (ex. Archery equipment via a pick-up truck).

7. Adequate water supply, individual sewage treatment system facilities, erosion control and stormwater management are provided in accordance with applicable standards.

There will be approximately 3 new wells installed for the camp. The locations will be spaced appropriately from the septic fields, wetlands, and manure storage area. The depth and size of the wells will be determined by the well driller after the final sizing of the buildings and rest rooms are known. There are also at least 2 wells active on the site.

Two separate test pit locations have been investigated for placement of individual sewage treatment facilities. The primary and replacement drain field locations are shown within areas that are adequate to handle to proposed sanitary loads with a mound system.
Temporary and permanent erosion control measures have been incorporated into the design and grading plans for the site. A Low Impact Design (LID) approach to stormwater management was followed. No curb and gutter is proposed for the project and limited storm piping for conveyance through culverts under the roads and drives was used. Rate control measures were also incorporated to reduce the runoff to predesigned conditions.

8. All buildings/structures must meet the intent of the State Building Code and/or fire codes.

All buildings are being designed to meet the intent of the Minnesota State Building Code and Fire Codes. See the “Architectural Approach” sheet that outlines our approach to design, construction and material use for all structures.
CONDITIONAL USE PERMIT (CUP) APPLICATION: SUBMISSION MATERIALS PACKAGE

LIST OF ITEMS INCLUDED IN PACKAGE (ALL ITEMS IN BOLD EXPLICITLY REQUIRED IN CUP CHECKLIST)

- Land Use Permit Application

- Application & Recording Fee (paid with 12/31/2018 submission)

- Township meeting schedule
  - Public Outreach Open House (scheduled immediately before New Market Township Meeting, 5:30p Nov 8th, 2018)
  - Public Outreach Meeting December 5th
  - Township Meeting January 8th, 2019 letter of conditions review
  - Township Meeting February 5th, 2019

- Complete Legal Description and Parcel Addresses (8 1/2 x 11 attachment)

- Written Explanation of Proposal (8 1/2 x 11 attachment)

- Nuisance Mitigation Plan (8 1/2 x 11 attachment)

- Horse Management Plan (8 1/2 x 11 attachment)

- Traffic Analysis (8 1/2 x 11 attachment)

- Sewage Design (24 x 36 sheets)

- Civil Drawing Package (24 x 36 sheets)
  - Certificate of Survey or Detailed Site Plan
  - Grading, drainage, and erosion control plan or resource management plan
  - Screening/landscaping plan
  - Lighting plan and photometric plan

- Wetland Delineation Report (24 x 36 sheets)

- Project Overview & Architectural Package (11 x 17 sheets)

  pg 1 - CUP Index
  pg 2-5 - Project Introduction
  pg 6-8 - Proposed Program
  pg 9-24 - Architectural Approach - Elevations and Floor Plans of proposed buildings
  pg 25-28 - Existing Building Information
INTRODUCTION TO PROJECT: CONTEXT MAP

IMMEDIATE CONTEXT

8535 230th St. E, New Market Township:
- Approximately 30 miles south of Minneapolis off of 35W
- 221.8 acres (10 separate parcels)
- Scott County
- Vermillion River Watershed District

Scott County Zoning of Site Parcels:
- RR-1 Rural Residential Reserve District
- RR-1C Rural Residential Reserve Cluster District

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- RR-1 Rural Residential Reserve District
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INTRODUCTION TO PROJECT: SITE DIAGRAM

CIRCULATION (SEE CIVIL DRAWINGS FOR FULL SIZE VERSION OF SITEPLAN)
INTRODUCTION TO PROJECT: MAIN ENTRY  EXISTING CONDITIONS + REQUESTS

As part of the project, the YMCA will add an entrance to the property off of Zane Avenue. The following is proposed:

- On week days, during summer, there will be between 14-15 school buses, and roughly 20 camper families dropping off campers in the morning, and picking them up in the afternoon. There will also be community participant visitors on evenings and weekends throughout the year. To support this traffic, the YMCA is proposing that Zane Ave becomes a bituminous road to support camper traffic. The YMCA was directed by the New Market Township to use CSAH 62 to Zane as the primary access point. The annual trips generated by this development would be roughly half the trips expected for a 20 home development.

- Access to service the horse program will be from Zane. We will have 72 horses on site during the summer, with 10 of these horses staying through the remainder of the year. The 62 seasonal horses will be hauled in to camp in May and will be hauled out in September. The YMCA will not board horses for private use. Periodic services vehicles to provide feed, vet care, and manage manure are expected throughout the year, but drop considerably through the fall, winter, and spring.

- The north entrance off of 230th Street will remain the same and allow access to the two homes on that part of the property. One of the homes will be used as a home for the caretaker’s family, the other home will be used as office space to support the camp program. This change in use will not change the nature of this entrance with trip counts less than what would be expected for the existing two homes. There will be no bus access from this side of the property and only common residential service vehicles.
Narrative of Zane Avenue Access proposed solution:

The YMCA will develop a right turn lane on west bound CSAH 62 to exit on to Zane Ave and will provide a 24 foot wide bituminous road connecting CSAH 62 to the proposed subject property. The road alignment follows the Prescriptive Easement of Zane Ave and the 33 foot Right of Way. As the bituminous road reaches the 66’ roadway easement, the camp driveway will hook to the east and proceed north as a private driveway, leaving the public portion of Zane Ave as it continues to the north along its current path.

The alignment of utilities may be adjusted to avoid the expanded width of Zane Ave but will remain with the current roadway easement.

Reference Civil drawings for more information.
PROGRAM MATRIX: TOTAL PLANNED PROGRAM

a WELCOME + ENTRY
Check-in/parking
Covered camp pavilion (bench seating for kids)
Includes (2) unisex restrooms
Flexible to allow for rainy day activities
Office space
Camp store
Rental shop (serves both summer and winter)
Parking
152 cars; area includes bus staging
Bus drop-off/pick-up

b AMPHITHEATER + SINGING HILL
Amphitheater seating

b POOL + SPLASH PAD
Locker room facilities
Lockers (150 per gender)
Showers (6 per gender)
Toilets (4 per gender)
Sink space
Changing rooms (10 per gender)
Multi-purpose room
Rainy day space + dining hall
Warming house in the winter
Splash pad
Pool
Slides

b WEEEE (PRESCHOOL PLAY AREA)
Play park/play houses
Shaded area
Miscellaneous activities (music maker, games, nature hut, etc)
Arts & crafts
Target activity

c HORES
Barn (10 full time horses; up to 62 rental horses)
Riding rings or arena
Pasture (10+ acres)
Grain silos (relocate existing)
Hay storage
Tack room
Miscellaneous storage
Restrooms
Trails - throughout property

d VERTICAL ADVENTURES
Climbing wall (beginner + advanced)
High ropes course + zip line
Kici challenge
Big swing
Storage (shed)

f SURVIVAL SKILLS
Archery courses
Sling shot
Fire building
Storage (shed)

i S.T.E.A.M. (SCIENCE, TECHNOLOGY, ENGINEERING, ART, MATHEMATICS)
Utilize existing pole barn
Shop equipment
Art equipment (pottery wheels, darkroom, easels, etc)
Open, flexible studio
Lake front storage barn in summer
Biology barn (reuse existing horse barn)
Classroom with equipment
Nature center
Trails + lookout points (throughout property)

k BIG HILL
Giant slides
Sledding in winter

l OPEN PLAY FIELDS
Located throughout property
Picnic pavilions for shade

m STAFF/TRAINING RESOURCES
Utilize existing house
Office/workspaces
Break spaces
First aid/nurses space
Training rooms (junior leadership training, member retreats)
Caretaker’s house (utilize existing cabin)
Storage facilities (throughout property)

j LAKE FRONT
Swimming beach
Dock
Swimming platform
Boating (non-motor boats)
Dock
Storage racks
Changing rooms + restrooms
2 restrooms + 10 changing rooms per gender
Winter Storage (converted to Arts & Crafts in summer)

l LAKE FRONT
Swimming beach
Dock
Swimming platform
Boating (non-motor boats)
Dock
Storage racks
Changing rooms + restrooms
2 restrooms + 10 changing rooms per gender
Winter Storage (converted to Arts & Crafts in summer)

m MISCELLANEOUS PROGRAM
Picnic areas (throughout site)
Obstacle courses/challenges
Fire pits/cook-out sites
9 square
Gaga ball
Restrooms
PROGRAM OVERVIEW

The YMCA is requesting CUP approval for the overall approach to the site and operations of a day camp.

Currently the YMCA operates YMCA Camp Kici Yapi in Prior Lake, along with nine other day camps throughout the Twin City area. The goal of this project is to relocate Camp Kici Yapi to the proposed site, and improve camp offerings in order to broaden the experiences of the campers.

Similar to other YMCA day camps, the community will be invited to take advantage of all the great activities camp has to offer. Some programs will require participants to be registered, others will have scheduled program times. Community programs will be offered during the summer from 4:30pm – 7:30pm, Monday through Friday, and 10:00am – 6:00pm Saturday and Sunday. During the fall, winter and spring, community programs will be offered throughout the day, ending at dusk.

Examples of supervised community programmed activities include:

- Swimming, and swim lessons
- Canoeing/Kayaking
- Fishing
- Hiking/cross country skiing
- Rope Course
- Ice Skating
- Sledding

The following pages describe the proposed locations, program use, and architectural features to be included in the day camp.
ARCHITECTURAL APPROACH: NEW SITE STRUCTURES

SIZE & STRUCTURE - BUILDING CODE OVERVIEW

One story structures
   No height to exceed 40’ (max allowed by Type VB buildings)

Building areas range from 1,000 - 6,100 sf. (New construction)
   No Area to exceed that allowed by its Occupancy and Type VB building

Buildings fall into the following Occupancies:
   Assembly, Education, Storage and Utility/Misc
   No requirement of fire sprinklers for any building due to limiting number of stories, area, height and separation of buildings.

BUILDING CONSTRUCTION

Most of the structures will be:
   -wood frame construction (dimensional lumber & engineered wood)
   -masonry (CMU) wall construction.
   -simple steel frames construction

Foundations:
   -Frost Footings (perimeter and post)
   -No basements
   -Open Air buildings will be slab on grade with post footings

MATERIALITY (EXTERIOR)

Metal Siding & Metal Roofing
Fiber Cement Panels
CMU walls
Exposed Engineered Wood trusses and frames (Glulams)
a WELCOME + ENTRY

PROGRAM ELEMENTS
Check-in
Covered pavilion (bench seating for kids)
   Includes (2) unisex restrooms
   Flexible to allow for rainy day activities
Office space
Camp Store
Rental Shop (serves both summer and winter)

ARCHITECTURAL NARRATIVE
Open Air Pavilion: (3,400 sf)
   - slab on grade, timber post & beam construction,
   - metal pitched roof
   - untempered, CMU enclosed toilet facilities
Entry Building (Office, Store, Rental) (1,250 sf)
   - Wood Frame Construction envelope
   - Window units,
   - Tempered, fully insulated
PROGRAM MATRIX: WELCOME + ENTRY + PARKING

WELCOME + ENTRY

Check-in/parking

PARKING
152 cars
Bus drop-off/pick-up
Car drop-off/pick-up

ARCHITECTURAL NARRATIVE
Combination of asphalt and Class 5 surfaces
PROGRAM MATRIX: AMPHITHEATER + SINGING HILL

PROGRAM ELEMENTS
Amphitheater seating

ARCHITECTURAL NARRATIVE
Open Air Amphitheater:
- Seating area: Wood benches built into the hill
- Stage area: Raised wood stage, deck construction w/wood post on conc. post footing
- Overhead fabric shading to be added in the future

FLOOR PLAN

SECTION

BUFFALO RUN & CAMP KICI YAPI

CUP Application

February 06, 2019
PROGRAM MATRIX: POOL + SPLASH PAD

POOL + SPLASH PAD

PROGRAM ELEMENTS

Locker room facilities
- Lockers (150 per gender)
- Showers (6 per gender)
- Toilets (4 per gender)
- Sink space
- Changing rooms (10 per gender)

Multi-purpose room
- Rainy day space + dining hall in the summer
- Warming house in the winter

Splash pad
- Pool
- Slides
ARCHITECTURAL NARRATIVE

Locker Room Building: (3,440 sf total)
- Slab on Grade w/frost footings
- CMU wall construction w/ pitched metal roof over wood trusses
- Insulated & heated(winter) building
- Pool Mechanical Room
- Split into two volumes

Multi-purpose Building: (5,480 sf total)
Poolside shade structure over patio
- Tensile shade cloth sails & steel tube supports

Outdoor in-ground pool
- Poured concrete pool & deck
- Premanufactured slides & splash pad accessories

LOCKER ROOM BUILDING
- Slab on Grade w/frost footings
- CMU wall construction w/ pitched metal roof over wood trusses
- Insulated & heated(winter) building
- Pool Mechanical Room
- Split into two volumes

Multi-purpose Building: (5,480 sf total)
- Poolside shade structure over patio
- Tensile shade cloth sails & steel tube supports
- Outdoor in-ground pool
- Poured concrete pool & deck
- Premanufactured slides & splash pad accessories

FLOOR PLAN

ELEVATIONS

ARCHITECTURAL NARRATIVE

 locker room building: (3,440 sf total)
- slab on grade w/frost footings
- cmu wall construction w/ pitched metal roof over wood trusses
- insulated & heated(winter) building
- pool mechanical room
- split into two volumes

multi-purpose building: (5,480 sf total)
- poolside shade structure over patio
- tensile shade cloth sails & steel tube supports

outdoor in-ground pool
- poured concrete pool & deck
- premanufactured slides & splash pad accessories

architectural narrative

 locker room building: (3,440 sf total)
- slab on grade w/frost footings
- cmu wall construction w/ pitched metal roof over wood trusses
- insulated & heated(winter) building
- pool mechanical room
- split into two volumes

multi-purpose building: (5,480 sf total)
- poolside shade structure over patio
- tensile shade cloth sails & steel tube supports

outdoor in-ground pool
- poured concrete pool & deck
- premanufactured slides & splash pad accessories
PROGRAM MATRIX: "WEEBEE" - PRESCHOOL PLAY AREA

“WEEBEE” - PLAY AREA

PROGRAM ELEMENTS
- Play park/play houses
- Shaded area
- Playfield
- Miscellaneous activities (music maker, games, nature hut, etc)
- Arts & crafts
- Target activity

ARCHITECTURAL NARRATIVE
- Picnic Pavilion: (1,750 sf)
  - Timber structure w/metal or shade cloth roof
  - Slab on grade w/post footings for structure
- Play structures
  - Pre-manufactured play structures
**PROGRAM MATRIX: HORSES**

**PROGRAM ELEMENTS**

- Horse Stables
  - (10 full time horses, rental horses)
  - Tack room

- Seasonal Horse Shelter (50 - 62 seasonal horses)
  - used as indoor riding area when horses are out to pasture

- Demonstration Barn
  - Demonstration Space
  - Tack Room
  - Restrooms

- Bulk Feed Storage Silos (relocate existing)

- Hay storage shelter

- Pasture (10+ acres)

- Paddock

- Trails - throughout property

- Reference feedlot registration form for additional information.
  - Adheres to all state regulations.
ARCHITECTURAL NARRATIVE

**Horse Stables** (4,000 sf)
- Timber or steel structure with metal siding
- Slab on grade with frost footings
- Tempered and fully insulated
- Pitched roof with metal roofing

**Relocated Galvanized Metal Feed Bins** (2)

**Horse Shelter & Indoor Riding** (6,100 sf)
- Three-sided structure
- Glulam or steel structure with metal siding
- Slab on grade with frost footings or post footings
- Pitched Roof with metal roofing

**Hay Storage Shelter**
- Three-sided structure
- Dimensional lumber or steel structure with metal siding
- Slab on grade with frost footings or post footings
- Pitched roof with metal roofing

**Demonstration Barn** (1,700 sf)
- Timber or steel structure with metal siding
- Slab on grade with frost footings
- Tempered and fully insulated

FLOOR PLANS

ELEVATIONS
**PROGRAM MATRIX: VERTICAL ADVENTURES**

**PROGRAM ELEMENTS**

- Climbing wall (beginner + advanced)
- High ropes course + zip line
- Kici Challenge - team building
- Big Swing
- Storage (shed)

**ARCHITECTURAL NARRATIVE**

- Storage Shed (250 sf)
  - Premanufactured storage shed

- Climbing Walls
  - Custom or premanufactured wood armatures for climbing grip attachments & rope tie-offs

- Ropes Course
  - Cables/Ropes tied between trees and self-supported steel supports
PROGRAM MATRIX: OUTDOOR/NATURE SKILLS

SURVIVAL SKILLS

PROGRAM ELEMENTS

Archery courses
Sling shot
Fire building skills
Storage (shed)

ARCHITECTURAL NARRATIVE

Target Sports
- natural and man-made targets

Fire Rings
- steel fire rings

Locked Storage
- storage shed

SITE PLAN

SITE KEY PLAN

Buffalo Run Aerial Boundary Map
0ft 955ft 1909ft

Scott County
Minnesota
7/29/2017
map center: 44° 36' 35.57, -93° 21' 18

230TH STREET E.
PROGRAM MATRIX: S.T.E.A.M. (SCIENCE, TECHNOLOGY, ARTS, MATHEMATICS)

PROGRAM ELEMENTS

Utilize existing pole barn
- Shop equipment
- Art equipment (pottery wheels, dark room, easels, etc)
- Open, flexible studio

Lake front storage barn in summer

Biology barn (reuse existing horse barn)
- Classroom with equipment
- Nature center

Trails & lookout points (throughout property)

ARCHITECTURAL NARRATIVE

Existing pole barn (8,625 sf)
- Pole shed construction, metal siding & roof
- Slab on grade
- Fully insulated

Lake front storage barn (see Lake Front for building info)

Existing Horse barn - Biology barn (3,450 sf)
- Pole shed construction, asphalt roof
- Dirt Floor
- Uninsulated
PROGRAM MATRIX: LAKE FRONT

LAKE FRONT

PROGRAM ELEMENTS
Swimming beach
Dock
Swimming platform
Boating Area
Dock
Non-motorized boats
Storage racks
Changing rooms + restrooms
2 restrooms + 10 changing rooms per gender

Winter Storage (converted to Arts & Crafts in summer)
Rainy day shelter in summer

ARCHITECTURAL NARRATIVE
Lake front storage barn (2,900 sf)
Pole Shed Construction, metal siding/roofing
Not winterized
Large Garage Door

Changing Rooms + Restrooms (1,200 sf)
CMU wall construction w/truss roof & metal roofing
Slab on grade w/frost footings

FLOOR PLANS

ELEVATIONS
PROGRAM MATRIX: BIG HILL

PROGRAM ELEMENTS
Giant slides
Sledding in Winter

ARCHITECTURAL NARRATIVE
Premanufactured slide elements
Site built slide, materials tbd
PROGRAM ELEMENTS

Located throughout property
Picnic pavilions for shade

ARCHITECTURAL NARRATIVE

Picnic Pavillion (near lakes) (2,875 sf)
- slab on grade, timber frame construction, metal pitched roof

Picnic Pavillion (near lakes) (2,875 sf)
- slab on grade, timber frame construction, metal pitched roof
**PROGRAM MATRIX:** STAFF/TRAINING RESOURCES

**STAFF/TRAINING RESOURCES**

**PROGRAM MATRIX:** STAFF/TRAINING RESOURCES

**PROGRAM ELEMENTS**

Utilize existing house
- Office/workspaces
- Break spaces
- First aid/nurses space
- Training rooms (junior leadership training, community retreats)
- Caretaker’s house (utilize existing cabin)
- Storage facilities (throughout property)

**ARCHITECTURAL NARRATIVE**

Existing Main House (9,200 sf)
- Interior renovation of existing space
- Typical wood frame construction w/concrete foundation

Existing Caretaker’s Cottage (2,300 sf)
- Interior renovation of existing space
- Log construction w/CMU construction
EXISTING STRUCTURES: MAIN RESIDENCE

SQUARE FOOTAGE:
- Total living area: 9,400 sf
- Attached Garage (4 stalls): 1,280 sf

OVERALL CONDITION:
- Good - Interior space, exterior facade
- Fair - Exterior Deck, Gazebo, Tennis court

FEATURES:
- 7 fireplaces, generator
- Outdoor gazebo, tennis court (fair), man-made water fall, dock

PROPOSED USES:
- Camp staff resources, nurses station, meeting and training space.
- One garage stall for maintenance vehicle parking
EXISTING STRUCTURES: EQUIPMENT SHED

SQUARE FOOTAGE:
- Main floor: 6,077 sf
- Upper Level/Loft: 2,077 sf
- Total: 8,154 sf

OVERALL CONDITION:
- Excellent - Interior space, exterior facade

FEATURES:
- Zoned, in-floor heat, Fully Insulated
- Four bay doors w/operators (one large 14’ door)

PROPOSED USES:
- Workshop Space/Maker’s Space for different crafts (woodworking, art, etc); community education classes
EXISTING STRUCTURES: COTTAGE

SQUARE FOOTAGE:
- Main floor and full basement: 2,254 gsf
- Upstairs enclosed loft room: 198 sf
- Open loft: 50 sf
- Total: 2,502 sf

OVERALL CONDITION:
- Fair - Water Damage, basement unfinished, old windows

FEATURES:
- Large Field Stone Fireplace
- Log construction
- Loft

PROPOSED USE:
- Caretaker Cottage
EXISTING STRUCTURES: BARNs

SQUARE FOOTAGE:
- Barn 1 (outside dimensions 40 x 72): 2,880 sf
- Barn 2 (outside dimensions 40x56): 2,240 sf

OVERALL CONDITION:
- Fair

FEATURES:
- Barn 1: Pole building with dirt floor
- Barn 2: Pole building with concrete floor, finished ceiling/walls
- Adjacent fenced pasture area

PROPOSED USES:
- Barn 1: Classrooms, nature center
- Barn 2: Storage
  - Maintenance vehicle storage
Nuisance Mitigation Plan
Conditional Use Permit Submission – 2018/12/31

The YMCA is planning to develop a YMCA camp with outdoor and indoor activities on a 220-acre parcel location at 8535 230th Street, New Market Township. The plan below addresses the topics laid out in the Scott County Zoning Ordinance document, Chapter 4-6 “Nuisance Standards”.

1. Air Pollution:
Camp activities will not generate any type of air pollution and will comply with all Minnesota Pollution Control Agency rules and regulations.

2. The emission of odor by any use:
The camp is not involved in any activities beyond permitted agricultural uses that will generate problematic odors. Horses will be kept on site and a manure management plan will follow current Best Management Practices to limit the odors associated with those animals. Additionally, the day campers will occasionally cook over small campfires during the lunch hour – however, the size of the property and location of camp fires will allow any smoke to dissipate before it reaches the boundaries of the camp.

3. Emission of noise:
During the day, there will be the sound of youth enjoying themselves as they participate in outdoor activities. There will not be any type of general camp announcement system apart from an emergency alert system. An amphitheater will have an amplification system and will follow current Best Management Practices as well as adhere to all ordinances governing noise with the goal of having no amplified noise loud enough to be heard from the property line.
4. **Bulk Storage (Liquid):**
The only bulk liquid storage tanks present onsite will be for liquid propane use for heating. The tanks will be leased or owned and placed in accordance with the MPCA regulations and Minnesota State Building code.

5. **Hazardous Materials:**
Chlorine will be the only potentially hazardous material and will be used to chlorinate the pool. The chlorine storage cabinet/closet will be located and constructed to comply with local and state building codes. There will be no release of chlorine or pool water in quantities that could be deemed detrimental to public health or the environment.

6. **Solid Waste:**
The YMCA will not create any amount or sort of solid waste to require the use of specialized containers beyond the typical dumpster type. There will be no solid waste facilities on site as defined by the Scott County Solid Waste Management Ordinance.

7. **Waste:**
The YMCA will not generate any waste material as described in the Scott County Adopted Zoning Ordinance document Chapter 4-6-7. Nor will the YMCA accumulate or store such waste on the property. Any and all deceased animals associated with camp activities (horses) will be contracted out per the submitted Horse Management Plan.

8. **Radiation Emission**
There will be no activates that will emit radioactivity.
9. **Electrical Emission**

There will be no activities that will emit electrical emissions.

10. **Commercial, industrial, institutional refuse and recyclable materials and equipment.**

All garbage and recyclable materials will be collected at regular and reasonable intervals and brought to a commercial dumpster centrally located on the property and easily accessible by collection trucks. All dumpsters and bins will be located and sited so as to be screened from neighbors and the public right-of-way as described in the Scott County Adopted Zoning Ordinance document. Commercial garbage collection will be done weekly (more often if needed) to keep the site clean of all garbage and recycle materials.
Horse Management Plan

Conditional Use Permit Submission – 2018/12/31
Conditional Use Permit Update – 2019/02/06

The YMCA is planning to develop a YMCA camp with outdoor and indoor activities on a 220-acre parcel located at 8535 230th Street, New Market Township. A major component of the YMCA’s operations is the onsite Horse Program. The below Horse Management Plan describes the management and operations of the program as it pertains to the acceptable and proper practices laid out by the Scott County Soil & Water Conservation District and other applicable regulations.

1. Location of YMCA Horse Program Operations:
The Horse program will reside in a location that is generally north and west of the main entry area of the camp. This area presents a more open and level area suitable to equine operations and buildings. Specific location and layout of Horse Program components can be found in the CUP submission documents, including Civil Engineering drawings. Should the equine operation be deemed such, the proposed location satisfies the requirements laid out in the Scott County Zoning Ordinance Chapter 9-4 requiring new feedlot operations to be located one mile or more from a city boundary or existing public sewer or water. Additionally the location is not in the Floodplain District.

2. Type & Number of Animals:
The number of horses on site will vary by season. There will be 10 horses that live onsite year-round. During the peak season of June through August (12 weeks) up to 62 additional horses may join the permanent herd. The maximum number of animals during the peak of the season (June through August) will be 72. All calculations and
designs are derived from the peak number as it presents a “worst-case-scenario” even though throughout the rest of the year the horse numbers will be significantly lower.

3. Animal Waste:
Manure will be proactively managed through multiple daily trail and barn pickups. Manure will be collected and deposited in a designated stockpile. The stockpile location will be constructed per the best practices laid out in the Minnesota Pollution Control Agency's Manure Stockpile Guidelines and state and local regulations. This includes the use of a compacted clay or a concrete base. It is also anticipated that the stockpile site will be enclosed on three sides to more fully contain the waste as well as provide easier clearing by machinery. Specific siting of the stockpile can be found on sheet C400 and C405 of the Civil Engineer’s drawings as submitted as part of this package. Required distances to wetlands and private wells are adhered to and illustrated on the site plan.

The stockpile is to be cleared out through a contracted service multiple times a year dependent on animal capacity and seasonal operations. It is anticipated that the YMCA will contract all manure handling services through NBW Horse Farm Services (320-395-2890). Pasture lands will be scraped of manure in early fall and hauled away through the contracted service as stated above. Should the YMCA make a change in service providers it is understood that the SWCD will be notified of the change in order to update their files.

All manure will be collected and transported offsite, there is to be no on-site land application or spreading of manure.

4. Odor and Insect Control:
Proactive strategies will be employed to minimize odor and insect activity based on available best practices and current practices used by the YMCA. Manure will be managed as describe above to mitigate any odors. Insect control strategies will include
current YMCA practices which include the use of fly wipes for horses and insect control strips.

5. Disposal of Dead, Dying, or Diseased Animals:
The removal of any dead, dying, or diseased animals will be contracted through the existing service provider for the YMCA; Leroy Job Trucking (612-245-6085).

6. Productive Acreage of the Property:
During peak season the proposed operation and property do not meet the Maximum Animal Unit Density guidelines as described in the County Zoning Ordinance (chapter 9-2-3 par. 2). Therefore, the YMCA is seeking approval via conditional use permit submitted for County review. However, during the “off season” the available acreage meets the animal unit guidelines for productive acreage as described in Chapter 9-2-3 paragraph 1.
The YMCA has submitted the appropriate registration form to the MPCA for registration as a feedlot. A copy of the MPCA registration form is attached for record.

7. Annual Review:
It is understood that Horse Program operations are subject to annual review and failure to comply with the conditions set out by the County can result in the revocation of permit to operate.
Feedlot registration form

Feedlot Program

Doc Type: Feedlot Registration

Instructions: Minn. R. ch. 7020 requires most owners of livestock operations to provide information requested in this form to the Minnesota Pollution Control Agency (MPCA) at least once in a four-year cycle, unless a permit application has been made. Feedlots with a National Pollutant Discharge Elimination System (NPDES) or State Disposal System (SDS) permit cannot use this form to document change of name or ownership.

Submittal Instructions:

For feedlots located in a delegated county: Send this form to your County Feedlot Officer

For feedlots not located in a delegated county:
- After signing this form, scan and email it to FeedlotSubmittal.pca@state.mn.us.
- If submission via email is not possible, you can mail this form to: Attn: Feedlot Master File Staff, Minnesota Pollution Control Agency, 18 Wood Lake Drive SE, Rochester, Minnesota, 55904.

Facility name and address  □ The information below reflects a change to the name of an existing registered facility.

Facility name: CAMP KICI YAPI  Registration number:
Facility Address: 8535 230th STREET EAST  Parcel ID number: 089090471
City: LAKEVILLE  State: MN  Zip code: 55044
Phone: 612 371 8733  Email: greg.hanks@ymcamin.org

Ownership information  □ The information below reflects a change of ownership of an existing registered facility.

Feedlot owner  □ Same as feedlot name and address  Contact person  □ Same as feedlot owner information
Name: SOUTHDALE YMCA (ATTN: GREG HANKS)  Name:
Address: 7355 YORK AVE. SO.  Address:
City: EDINA  State: MN  City:
Phone: 952-835-3331  Zip: 55435  Phone:
Email: greg.hanks@ymcamin.org  Email:

Facility locational information

County: SCOTT  City/Township: NEW MARKET TOWNSHIP

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<th>Township</th>
<th>Range (1-51)</th>
<th>Section (1-36)</th>
<th>% of Section (NW, NE, SW, SE)</th>
<th>% of % of Section (NW, NE, SW, SE)</th>
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<td>9</td>
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<td>SW 1/4</td>
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Any surface waters or tile intakes within 1,000 feet of the facility? (If Yes, indicate types below)

☐ Lake/Pond larger than 25 acres  ☑ Wetland  □ Drainage ditch  ☑ River/Stream/Creek  □ Tile intake

☐ Yes  ☑ No

Is any part of the facility within 300 feet of a river/stream?

☐ Yes  ☑ No

Any part of the facility located within a delineated flood plain (100 year flood)?

☐ Yes  ☑ No

Any part of the facility located within designated shoreland?

☐ Yes  ☑ No

Any part of the facility within 300 feet of a known sinkhole?

☐ Yes  ☑ No

Facility operations information (indicate components that are currently part of your livestock or poultry operation)

Animals on pasture for part of the year

☑ Yes  ☑ No

Open lots (dirt, concrete, other) that are designed as animal holding areas

☑ Yes  ☑ No

Buildings that are designed for animal confinement or as animal holding areas

☑ Yes  ☑ No

If yes to either above, what is the shortest distance from an animal holding area to a well? (including unused or unsealed wells) 105 feet

☐ Yes  ☑ No

A liquid manure storage structure

☐ Yes  ☑ No

A manure stockpile (solid manure storage area)

☐ Yes  ☑ No

If yes to either above, what is the shortest distance from a manure storage area to a well? (including unused or unsealed wells) 318 feet

☐ Yes  ☑ No

If you closed a liquid manure storage area or permanent manure stockpile since your last registration, complete the following:

Liquid storage  ☐  Liquid storage  ☑
Solid storage  ☐  Solid storage  ☐
Number of animals at the facility

If you currently do not maintain animals at the site, list the date that you last had animals (mm/dd/yyyy): ___/___

Enter in column C the maximum number of animals that you have maintained (standing herd or flock size) at the facility at any
given time in the past five years.

Then calculate the animal units in column D by multiplying the value in column C by the value in column B.

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<th>A</th>
<th>Animal type</th>
<th>B</th>
<th>Animal unit factor</th>
<th>C</th>
<th>Maximum number (head) maintained at anytime in past 5 years</th>
<th>D</th>
<th>Animal Units (B x C)</th>
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<td>Dairy – calf</td>
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<td>Beef – slaughter steer or stock cow</td>
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<td>Beef – feeder cattle <em>(stocker or backgrounder)</em> or heifer</td>
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<td>Beef – calf</td>
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<td>Veal – calf</td>
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<td>Swine – over 300 pounds</td>
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<td>Swine – under 55 pounds <em>(and separated from sow)</em></td>
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<td>Turkeys – over 5 lbs.</td>
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<td>Other animals <em>(not listed above – specify in space below)</em>:</td>
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Total AU
72

Signature (person completing the form) and Submittal

Print name: Greg Hanks

Signature: Greg Hanks

Title: Executive Director – Southdale YMC

Date: 1/31/19
MEMORANDUM

Date: November 9, 2018
To: Brian Kirk
YMCA of the Greater Twin Cities
From: Douglas Arnold, P.E.
Dan Elenbaas, P.E.
Subject: Traffic Analysis
YMCA Camp – New Market, MN

Introduction
YMCA is proposing a new camp located west of CSAH 91 (Natchez Avenue) between 230th Street East and CSAH 62 (240th Street East) in New Market, Minnesota. The primary access to the camp will be from Zane Avenue, which is currently a township road that connects to 240th Street East approximately 4,000 feet west of CSAH 91 and 1,350 feet east of Dakota Avenue.

The following memorandum provides a traffic analysis for the proposed development that will include a review of existing traffic conditions, proposed development information including trip generation, and an operational analysis of the site access intersection along CSAH 62, including a review of turn lane needs.

Existing Conditions
CSAH 62 is currently a two-lane undivided roadway with a rural cross-section. CSAH 62 provides a connection between CSAH 87 (Revere Avenue) and CSAH 91. The speed limit is assumed to be 55 miles per hour. At its intersection with Zane Avenue, the eastbound approach has a shared left-through lane and the westbound approach has a shared through-right lane.

Zane Avenue is currently a two-lane undivided gravel roadway with a rural cross section that extends from CSAH 62 north approximately 2,400 feet. Zane Avenue currently serves five (5) single-family dwelling units. At its intersection with CSAH 62, the southbound approach has a shared left-right lane.

Existing Traffic Counts
A 24-hour machine tube count was performed along CSAH 62 in the vicinity of Zane Avenue on Wednesday, October 10, 2018 in order to determine the Average Daily Traffic (ADT) and peak hour roadway volumes along CSAH 62. Attached is the traffic count data collected October 10, 2018. The following provides a summary of the existing traffic count:

- ADT – 435 vehicles per day
- AM Peak Hour (7:00-8:00 AM) – 40 peak hour trips (15 eastbound, 25 westbound)
PM Peak Hour (4:45-5:45 PM) – 60 peak hour trips (25 eastbound, 35 westbound)

Traffic volumes along Zane Avenue were estimated based on the land uses that the roadway serves (five single-family residential units). Based on information provided in the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition, the ADT along Zane Avenue is expected to be +/- 50 vehicles per day (5 trips during the AM peak hour and 5 trips during the PM peak hour).

**Historic Crash Review**

Historic crash data is provided by the Minnesota Department of Transportation (MnDOT) as part of its Crash Mapping Analysis Tool (CMAT), which includes previous five years of crash data. Based on a review of the CMAT, there have been no crashes reported during the past 5-year period.

**Proposed Development**

YMCA is proposing a new camp located west of CSAH 91 between 230th Street East and CSAH 62, with primary access along CSAH 62 via Zane Avenue. The camp will primarily be used during the summer months for school aged children. There will be some evening and weekend events, and events during the school year; however, these will be significantly less frequent than the summer weekday events.

Trip generation forecasts for the camp were provided by the YMCA and are based on the projected number of attendees at each of the events. The following provides estimated arrival and departure times for events during the summer months:

- **Daytime** – Passenger vehicles for camp staff and campers typically arrive between 8:30-9:00 AM and 8:45-9:15 AM, respectively. Passenger vehicles for campers and camp staff typically depart between 3:15-4:15 PM and 4:00-5:00 PM, respectively. Buses arrive for student drop-off between 8:45-9:15 AM and return in the afternoon for student pick-up from 2:30-3:00 PM.
- **Evenings** – Passenger vehicles (camp staff and families) typically arrive from 4:30-5:30 PM and depart by 7:30-8:15 PM. No buses are anticipated for evening events.
- **Weekends** – Varies depending on event. No buses are anticipated for weekend events.

The following provides estimated arrival and departure times for events during the school year:

- **Daytime** – No events are expected regularly during this period.
- **Evenings** – No significant events are expected during this time period although most passenger vehicles will arrive between 4:30-5:30 PM and most will leave between 7:30-8:15 PM.
- **Weekends** – Passenger vehicles typically arrive by 11:30-12:00 PM and depart by 4:00-5:00 PM. No buses are anticipated for weekend events.

Based on these schedules and a review of existing traffic count data collected along CSAH 62, it is anticipated that most of the camp traffic would occur outside of the peak hours of CSAH 62.
Table 1 provides a summary of anticipated hourly trip generation for the camp during the summer peak times (AM and PM peak hours), which is anticipated to be the peak traffic generator for the camp. The table includes a breakdown of passenger vehicles and buses; 75 passenger vehicles and 15 buses during the peak hours. It was assumed that 40% of the passenger vehicle traffic would be camp staff and the other 60% of the passenger vehicles would be parent drop-off/pick-up traffic. Buses were assumed to drop-off in the morning, leave the site, and return in the afternoon.

**TABLE 1: ANTICIPATED TRIP GENERATION (WEEKDAY - SUMMER MONTHS)**

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Weekday – AM Peak Hour</th>
<th>Weekday – AM Peak Hour</th>
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</thead>
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<tr>
<td></td>
<td>In</td>
<td>Out</td>
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<tr>
<td>Cars</td>
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<tr>
<td>Buses</td>
<td>15</td>
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<tr>
<td>Total</td>
<td>90</td>
<td>60</td>
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</table>

Based on anticipated travel patterns of site generated traffic by the YMCA camp, the distribution of passenger vehicles was assumed to be 20% to/from the west along CSAH 62 and 80% to/from the east along CSAH 62. It was assumed that all bus traffic would travel to/from the east along CSAH 62.

**Intersection Analysis**

An intersection capacity analysis was performed for weekday AM and PM peak hours at the proposed intersection of CSAH 62 & Zane Avenue. Although most of the site traffic is expected to occur outside of the peak hours, the analysis assumed that the site traffic would occur during the peak hour of the adjacent street to provide a conservative analysis.

Table 2 provides a summary of the forecasted AM and PM peak hour traffic volumes at the intersection of CSAH 62 & Zane Avenue, accounting for both background traffic already at the intersection and the addition of YMCA site generated traffic.

**TABLE 2: ANTICIPATED PEAK HOUR TRAFFIC VOLUMES**

<table>
<thead>
<tr>
<th>Traffic Volumes</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
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<td>EBL EBT WBT WBR SBL SBR</td>
<td>EBL EBT WBT WBR SBL SBR</td>
</tr>
<tr>
<td>Background</td>
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<td>0 25 35 3 2 0</td>
</tr>
<tr>
<td>Site</td>
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<tr>
<td>Passenger Vehicle</td>
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</tr>
<tr>
<td>Bus</td>
<td>0 0 0 15 15 0</td>
<td>0 0 0 15 15 0</td>
</tr>
<tr>
<td>Total*</td>
<td>15 15 25 80 55 10</td>
<td>10 25 35 55 80 15</td>
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</tbody>
</table>

*Volumes rounded up to the nearest five vehicles
Synchro/SimTraffic was used to quantify intersection delay and level of service (LOS) during the weekday AM and PM peak hours using the traffic volumes provided in Table 2. The analysis was performed assuming a single-lane approach on all three legs of the intersection. Based on the analysis, all vehicle movements are anticipated to operate at LOS A during the AM and PM peak hours. The Synchro reports are provided as an attachment.

**Turn Lane Analysis**

Based on discussion with Scott County staff, dedicated turn lanes are recommended by Scott County at the intersection of CSAH 62 & Zane Avenue in conjunction with the proposed YCMA Day Camp. Scott County’s 2040 Comprehensive Plan (Appendix A3, Note 4) states that “turn lanes shall be required at all public road access locations on County or State roads; turn lanes at private access will be evaluated on a case by case basis.”

Although Zane Avenue is a public road, the CSAH 62 & Zane Avenue intersection will operate more like a private access than a public road connection since it is not a through street and would only serve five private residential units and the proposed YMCA Day Camp. The need to construct turns lanes at this intersection should be consider further by Scott County with this information in mind:

- The existing traffic volumes along CSAH 62 are low with an ADT of less than 500 vehicles per day, and 60 vehicles or less during the peak hours.
- There have not been any crashes along CSAH 62 between Dakota Avenue and Natchez Avenue over the last five years. This same segment of CSAH 62 has twelve access connections between Dakota Avenue and CSAH 91. None of the twelve accesses or intersections of Dakota Avenue and CSAH 91 have dedicated turn or bypass lanes.
- The intersection analysis shows that all movements are anticipated to operate at LOS A during the AM and PM peak hours.
- YMCA, who is the site developer, is a non-profit organization and this facility is being constructed with a limited construction budget and during non-summer months there will not be regular traffic generated by the site. The burden to pay for the cost of these turn lanes would jeopardize the financial feasibility of the project.

Although MnDOT does not have jurisdiction over these roadways their policies are often used to provide comparisons given the vast roadway network they operation within Minnesota. Guidelines for providing turn lanes are also discussed in MnDOT’s Access Management Manual (Section 3.4.9). Within this section, there are warrants listed for providing turn lanes on undivided highways. The following provides a summary of the nine warrants and how they would apply to the intersection of CSAH 62 & Zane Avenue (warrant in **bold**, response in *italics***):

- **Warrant 1: Passing Lane/Climbing Lane** – At high-volume driveways (> 100 trips per day) and all public street connections located on highway segments where passing lanes or climbing lanes are present in the approach direction.
  
  *There is not a passing/climbing lane present along 240th Street in the vicinity of Zane Avenue.*
• **Warrant 2: Limited Sight Distance/Terrain** – At all driveways and public street connections with inadequate stopping sight distance or located on short vertical curves or steep grades. Designers may consider alternative options, such as access relocation, vegetation removal, and spot grading as alternatives to building turn lanes.

*There is adequate stopping sight distance along 240th Street at Zane Avenue. Any vegetation that could impact driver visibility will be removed.*

• **Warrant 3: Railroad Crossings** – At high-volume driveways (> 100 trips per day) and all public street connections where a railroad is parallel to the highway and where the potential exists for vehicles delayed by a train to back up into the through-lanes of the highway, creating both safety and operational problems. At these locations, the queuing of traffic caused by train movements should be considered. If the cross street between the railroad and the highway does not provide adequate storage, then a turn lane or turn-lane treatment should be considered on the highway to provide the additional storage needed.

*There is not a railroad along 240th Street in the vicinity of Zane Avenue.*

• **Warrant 4: Signalized Intersections** – At all signalized public street connections and driveways.

*The intersection of 240th Street & Zane Avenue is not signalized and the projected volumes at this intersection are not anticipated to necessitate the installation of a traffic signal.*

• **Warrant 5: Heavy-Vehicle Traffic** – At all driveways and public street connections on high-speed highways (posted speed ≥ 45 mph) where the heavy-vehicle turning volume is 15 or more vehicles per hour for at least eight hours a day for four months or more per year. Examples of this include gravel operations, large grain elevators, or large distribution centers.

*There are anticipated to be 15 heavy vehicles (buses) turning from 240th Street to Zane Avenue during the AM peak hour. However, the number of heavy vehicles turning from 240th Street onto Zane Avenue is anticipated to be minimal the remaining hours of the day. Therefore, the number of heavy vehicles turning is not anticipated to exceed 15 vehicles for eight hours of the day.*

• **Warrant 6: School Entrances** – At public and private school driveways on high-speed highways (posted speed ≥ 45 mph) used by school traffic.

*Zane Avenue does not provide access to any schools.*

• **Warrant 7: Crash History** – At high-volume driveways (>100 trips per day) and all public street connections that demonstrate a history of crashes of the type suitable to correction by a turn lane or turn-lane treatment (typically three or more correctable crashes in one year), or where adequate trial of other remedies has failed to reduce the crash frequency.

*There have not been any crashes at the intersection of 240th Street & Zane Avenue in the last five years.*

• **Warrant 8: Corridor Crash Experience** – On highway corridors that demonstrate a history of similar crash types suitable to correction by providing corridor-wide consistency in turn-lane use.

*There have not been any reported crashes along 240th Street between Texas Avenue and Natchez Avenue over the last five years.*
Warrant 9: Vehicular Volume Warrant – At high-volume driveways (>100 trips per day) and all public street connections on high-speed highways (posted speed ≥ 45 mph) that satisfy the criteria in Figures 3.40 and 3.41.

A 24-hour traffic count was performed in October 2018 along 240th Street in the vicinity of Zane Avenue. Based on the count, the Average Daily Traffic (ADT) was approximately 435 vehicles. Based on the existing land uses along Zane Avenue and the projected volume generated by the proposed development, the cross-street ADT is anticipated to be approximately 500 vehicles per day.

Based on Figure 3.40 (Warrant 9 for Left-Turn Lanes), a minimum ADT of 1,500 vehicles per day on the cross-street are needed to warrant a left-turn lane. Since the projected cross-street volume is anticipated to be approximately 500 vehicles per day, a left-turn lane or bypass lane is not warranted.

Based on Figure 3.41 (Warrant 9 for Right-Turn Lanes), a minimum ADT of 1,500 vehicles per day along the major street is needed to warrant a right-turn lane. Since the projected ADT along 240th Street is anticipated to be less than 1500 vehicles per day, a right-turn lane is not warranted.

Based on this information, turn lanes along CSAH 62 are not warranted based on the MnDOT guidance.

Conclusions and Recommendations

YMCA is proposing a new camp located west of CSAH 91 between 230th Street East and CSAH 62 in New Market, Minnesota. The primary access to the camp will be from Zane Avenue, which is currently a township road that connects to 240th Street East approximately 4,000 feet west of CSAH 91 and 1,350 feet east of Dakota Avenue.

The preceding memorandum provided a summary of existing conditions along CSAH 62 and Zane Avenue, project traffic information from the YMCA Day Camp, intersection capacity analysis at the study intersection, and an evaluation of turn lane needs at the study intersection.

Based on the analysis, the intersection of CSAH 62 & Zane Avenue is anticipated to operate at LOS A with the addition of YMCA traffic under side-street stop-controlled conditions and no dedicated turn lanes. Additionally, there has not be historic trends in crashes along this section of CSAH 62 that would necessitate the need for turn lanes.

The YMCA, who is the site developer, is a non-profit organization and this facility is being constructed with a limited construction budget. The burden to pay for the cost of these turn lanes would jeopardize the financial feasibility of the project. When CSAH 62 is in need of reconstruction, the installation of dedicated turn lanes could be considered.
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### Channel: Direction

**Direction:** Eastbound

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| Daily     | 201  | 9   | 4   |
| AM Peak   | 12   | 0   | 0   |
| PM Peak   | 24   | 1   | 0   |
### Intersection

| Int Delay, s/veh | 3.6 |

#### Movement

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<th>EBT</th>
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<th>WBR</th>
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#### Lane Configurations

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#### Conflicting Peds, #/hr

| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |

#### Sign Control

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#### Veh in Median Storage, #

| Veh in Median Storage, # | 0 | 0 | 0 | 0 | 0 | 0 |

#### Grade, %

| Grade, % | - | 0 | 0 | - | 0 | - |

#### Peak Hour Factor

| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |

#### Heavy Vehicles, %

| Heavy Vehicles, % | 1 | 1 | 1 | 1 | 1 | 1 |

#### Mvmt Flow

| Mvmt Flow | 16 | 16 | 27 | 87 | 60 | 11 |

#### Major/Minor

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#### Critical Hdyw

| Critical Hdyw | 4.11 | 6.41 | 6.21 |
| Critical Hdyw Stg 1 | - | - | 5.41 |
| Critical Hdyw Stg 2 | - | - | - | 5.41 | - |

#### Follow-up Hdyw

| Follow-up Hdyw | 2.209 | - | - | 3.509 | 3.309 |

#### Pot Cap-1 Maneuver

| Pot Cap-1 Maneuver | 1481 | - | - | 879 | 994 |
| Stage 1 | - | - | - | 954 | - |
| Stage 2 | - | - | - | 977 | - |

#### Platoon blocked, %

| Platoon blocked, % | - | - | - | - | - |

#### Mov Cap-1 Maneuver

| Mov Cap-1 Maneuver | 1481 | - | - | 869 | 994 |
| Stage 1 | - | - | - | 944 | - |
| Stage 2 | - | - | - | 977 | - |

#### Mov Cap-2 Maneuver

| Mov Cap-2 Maneuver | - | - | - | 869 | - |

#### Approach

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#### HCM LOS

| HCM LOS | A |

#### Minor Lane/Major Mvmt

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### Intersection

| Int Delay, s/veh | 4.5 |

### Movement

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### Major/Minor

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### Approach

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### HCM LOS

- A

### Minor Lane/Major Mvmt

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February 25, 2019

YMCA – Camp Kici Yapi CUP Application
Pool Management Plan

To Whom It May Concern:

The YMCA will be owning and operating a pool and splash pad at the site under CUP consideration.

Under MN statute, all YMCA pools are considered “Public Pools” and must be designed and operated to meet the specification of these standards.

The maintenance technician from the nearby YMCA branch will hold the CPO certification and will work with the onsite caretaker to insure the pool is maintained to MN Department of Health pool standards. The design and operation of the pool will be reviewed by Steve Klemm with the the MN Department of Health, who will also certify the pool prior to opening along with ongoing annual inspections and certifications.

The pool discharge, and deck drain system will be directed to a storm water management pond. When the pool is not in operation, these same drains also manage the rain water that falls on the deck and splash pad. At the end of the season, the pool will be drained to this same location. Best practice is to stop chlorinating the pool after the final day of operation. The sun causes the chlorine to quickly dissipate prior to draining the pool. The storm water catch is designed to collect any particulates, but by the time the pool water reaches this point in the process, it is more or less considered fresh water.

It should be noted that the YMCA of the Greater Twin Cities owns and operates 40 indoor pools, 8 outdoor pools and 5 outdoor plash pads. All pools and splash pads comply with state standards.

Please feel free to contact me for any additional information.

Sincerely,

Brian Kirk
Enterprise Architectural Director
02/24/2019

Jared Eder
Studio BV
701 Washington Avenue North
Minneapolis, MN  55401

Re: YMCA Buffalo Run Camp Water Usage

Jared,

Regarding the YMCA Buffalo Run Camp location in New Market Township, I have researched the water usage issues we have been discussing in relation to the camp design with its proposed water consumption estimates against the current usage of water that is taking place with the owner of this property. Please note that I have consulted with Mr. David McCullough from McCullough and Sons Well Drilling Company, Minnesota Contractor Registration IR660876.

Overall, we conclude that the YMCA water demands will be considered to have a Low Impact to this site comparatively to the current water consumption. The design's that are in progress for this camp are requiring water consumption for rest room areas and service areas that are using "water-conservative" plumbing fixtures. The reduction of indoor/outdoor water usage for this camp is being designed and accomplished through water-efficiency standards for plumbing fixtures. These nation-wide standards impose a maximum on the amount of water used per flush by toilets and urinals and per minute by faucets and shower heads, all of which is part of the camp's overall "green" design. The water consumption in the pool area of this camp will only involve the evaporation of pool water during its use in the summer months. Based on the size of the pool area, this evaporation level of consumption is estimated at approximately 460 gallons per day. Note that this evaporative level of consumption for this pool does not take into account rain water levels that would otherwise reduce this estimated usage. The pool itself, at approximately 92,000 gallons, will be limited to one fill per year in the month of May when neighboring properties typically are not yet utilizing irrigation systems for their lawns and/or crops, thus minimizing any impact on the local aquifer.

To put this consumption in perspective to what is currently being used on this site, the owner of this property has a total of three wells that are all in use for irrigation. Two of these wells are a 4-inch well and the third well is a 6-inch well. Each of these three wells are being utilized for irrigation purposes with the combined usage for turf, crop and garden irrigation. The current owner maintains these irrigation systems in the summer months.

The two 4-inch wells have the capacity of each producing 25-30 gallons of water per minute. The 6-inch well has the capacity to produce a minimum of 50 gallons per minute. Thus, between all three of the existing wells on this site, collectively they have the capability of producing approximately 100 gallons per minute of water when in use for the irrigation that is currently taking place on this site. Conservatively, this equates to 6000 gallons per hour of potential use during the months when irrigation is required. Taking into account the three existing wells and their individual usage for irrigation, it is estimated that the water consumption from the these wells is substantial comparatively to what the YMCA Camp site will require on a daily basis, including filling the pool once per year.
One important point to be made regarding the camp for the YMCA is the fact that there are no plans for irrigation from any well. Thus, the current water consumption that is taking place on this site for irrigation purposes and the quantities of water required for these irrigation systems, can be completely credited towards any estimated use of water by the YMCA Camp facility. The fact that the YMCA's site has a landscape design which includes low-impact native vegetation and limited lawn care on an overall basis that requires no irrigation, is an important point to be considered when calculating overall water usage by this camp vs. what is currently taking place on this site for irrigation. With the above facts to be considered in the camp's overall design, the effects of the development's impact on water consumption has been designed to have a very low impact on existing aquifer levels. In fact, the camp's development design will reduce such an impact from the local aquifer(s) base on the current owners usage. Any other use of this site, specifically for a large scale residential development, would be without comparison to what the YMCA's development plans are.

In consideration to an impact on local aquifers, the re-charge of any aquifer must also be taken into account in any evaluation of water consumption. "Aquifer Re-charge" from water that moves from the land surface or unsaturated zones into saturated zones must be adequately taken into account when considering any development's impact on local aquifer's. The rate of replenishment varies by weather zones. The Midwest is fortunate to be in a weather zone where the replenishment rate of aquifers is above normal in many cases. The rate of replenishment is difficult to quantify but it is an important fact that aquifer replenishment is a constant occurrence.

In an effort to compare water usage of the current owner on this site and what the YMCA demands will constitute, it is rather simple to conclude that the current usage is substantially higher than any potential water consumption that this camp would require at full capacity. Thus, the minimal impact on local aquifers by this camp's design, along with the consideration of aquifer re-charge, explains why this camp will have less of an impact on water usage than what is currently taking place on this site. In addition, it is also important to note that the YMCA camp water consumption over the winter months would be considerably less than the summer month, thus, any calculations related specifically to the pool and the water required for evaporation, is limited only to the time frame when this pool will be in use.

As it relates to current water consumption on this site and specifically filling the pool because of evaporation, typically by using a hose no larger than 2-inches in size, along with taking into account the fact that aquifer's are continually being re-charged by natural sources, it can be concluded that the minimal amounts of water necessary to fill the pool on a daily basis will have no impact on local aquifers. This ultimately minimizes any effects of water usage as it relates to pool evaporation to a point where it is negligible.

Please feel free to call/email with any additional questions you may have.

Respectfully,

Michael Koch
PMI Construction Services

David McCullough
McCullough and Sons Well Drilling, Inc.
MEMORANDUM

TO: Planning and Zoning Department

FROM: Jarrett Hubbard, Transportation Planner

DATE: January 11, 2019

SUBJECT: YMCA – CUP

HIGHWAY DEPARTMENT

Staff have reviewed the proposed CUP for a YMCA Day Camp located off of Zane Avenue and north of County Highway 62 in New Market Township as it relates to Highway Department issues and offer the following comments:

- After review of the traffic report the County shall require the construction of a west bound right-hand turn lane on CH 62 at Zane Avenue. The concept shown in the CUP packet does not provide enough detail to determine if the concept is an adequate/acceptable design for the access. Detailed plan sheets are required for the turn lane that includes the Street Access Permit checklist requirements. The turn lane design shall be approved by the County Engineer before County Board approval.
- Additional right-of-way for the turn lane may be needed from adjacent properties. The additional right-of-way to be acquired is the responsibility of the applicant. Once the design for the turn lane is agreed upon, the right-of-way limits will be determined by the County.
- Any work within the County right-of-way shall require a County permit.
- Additional highway safety elements shall be a condition of any and all future CUP / CUP amendments related to the applicant’s site off of CH 62 and Zane Avenue. Elements shall include:
  - A East bound left-turn bypass lane on County Highway 62; and
  - A rural intersection light at CH 62 and Zane Avenue.
- No ponding, berming, landscaping, or signage shall be located within the County right-of-way.

Please contact me if you have any questions or need additional information.
Memorandum

To: Scott County Planning and Zoning Department

From: Scott Schneider, Resource Conservationist
Scott Soil and Water Conservation District (SWCD)

Date: February 12, 2019

Re: YMCA - Camp Buffalo Run Conditional Use Permit Application Review

This memorandum is being sent to clarify some of the review aspects of the YMCA Conditional Use Permit (CUP) application in regard to Minnesota Pollution Control Agency (MPCA) rules and chapter nine of the Scott County Zoning Ordinance.

A productive acreage\(^1\) (PA) determination was conducted by Scott SWCD in February of 2019 to satisfy requirements of chapter nine of the Scott County Zoning Ordinance. The aerial photo investigation utilized 2018 photography and the site plan with wetland determination provided by the applicant. The final determination revealed 12.8 productive acres which inferred all pastures\(^2\) were to be considered productive acres without feedlot\(^3\) condition and would qualify as areas for pasturing\(^4\) per the site plan submitted with the application. The two parcels evaluated for productive acreage do not have any improvements or pasture fences installed currently, but if all is constructed per submitted plans, there will likely be little change to PA. The applicant is requesting approval for 10 horses year-round and up to 72 during summer months. Productive acreage even after proposed modifications should be adequate to allow for the 10 permanent horses (12.8 calculated and 11 required). Although permissible through CUP acquisition, careful consideration of manure management needs to be implemented to prevent pollution to waters of the state. The key areas to consider are stockpile siting and proper manure disposal. A map of the productive acreage determination is attached for reference.

Currently there is no dedicated manure storage area but the applicant has indicated a permanent stockpile site is to be constructed during facility construction. Scott SWCD has reviewed the proposed

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\(^1\) Productive Acreage - An area of land used for Crop Production or Pasturing, measured in acres. Lawns and other landscaped areas may be included as Productive Acreage provided they will be used for Crop Production or Pasturing purposes, as attested to in an affidavit signed by the applicant. Lands that are not currently used for Pasturing may be included as Productive Acreage provided: a) the minimum living and residual vegetative cover requirements under the Pasturing definition is maintained, and b) the land is not enrolled in a conservation program that prohibits it from being used for cropping, grazing and/or animal waste disposal. Wetlands and areas being grazed but which do not meet the minimum living and residential vegetative cover requirements for the Pasturing definition (i.e. feedlots) shall not qualify as Productive Acreage.

\(^2\) Pastures - Areas where grass or other sod-forming vegetation is grown for the purpose of Pasturing.

\(^3\) Feedlot – A lot or building, or combination of lots and buildings, intended for the confined feeding, breeding, raising or holding of animals and specifically designed as a confinement area in which manure may accumulate, or where the concentration of animals is such that a vegetative cover cannot be maintained within the enclosure.

\(^4\) Pasturing – The grazing of animals in an area of land where the residence time and concentration of animals is such that no less than 80% living or residual vegetative cover is maintained at all times, except that up to 10% of the total pasture area may have coverage less than 80% for supplemental feeding and or watering purposes. Tree and shrub canopy may be counted at a ratio of one half to one towards meeting the minimum vegetative cover requirements. Percent cover shall be determined by the Scott Soil and Water Conservation District using standard transect-line and aerial photo interpretation methodologies.
stockpile site location and animal holding areas from the design plans to determine compliance with state and local standards will be met if constructed as planned. Storm water runoff will not be allowed to flow into the proposed stockpile enclosure per the applicants plan. The base material of the stockpile site will be concrete or compacted clay to meet MPCA requirements and will be constructed to prevent clean water intrusion and contaminated water escape. The applicant indicates manure disposal will include removal offsite from a paid on call service (NBW Horse Farm Services). Once the applicant is ready to begin operation a copy of the agreement with NBW Horse Farm Services will be provided for file inclusion.

Currently the site is in compliance with state law and local feedlot ordinances. Scott SWCD staff will continue to work with the applicants to maintain compliance through the construction/expansion process and after construction is complete. The plan as submitted by the applicant should allow for continued compliance through all site modifications without concern for non-compliance or pollution to waters of the state.

The management narrative submitted for the CUP application addresses all the requirements necessary to receive a Conditional Use Permit including registration of the new facility with MPCA.

In summary, Scott SWCD recommends approval of the YMCA Camp Buffalo Run CUP to allow for 10-72 horses based on the application materials received. Scott SWCD will continue to work with the applicant to insure compliance with all state laws and local ordinances as requested by Scott County or the applicant.
Memo

Date: 02/15/2019
To: Marty Schmitz, Zoning Administrator
From: Megan Tasca, P.E., Natural Resources Department
Subject: PL2018-090 YMCA Camp Buffalo Run

The Scott County Natural Resources Department has completed a review of Site Development Plans dated 12/21/18 and the Stormwater Management Summary Plan dated 12/21/18 for conformance with the regulations of the Scott County Zoning Ordinance #3, Chapter 6 requirements. The following items (in no particular order) appear to require revision or changes to comply with County Ordinance. Please complete the required changes and resubmit for review and approval.

1. Please provide a SWPPP that meets all the requirements of the MPCA NPDES permit for review. Details for all proposed sediment and erosion control devices should be provided on the plan sheets.
2. The stormwater management calculations need to include the entire site and proposed Zane Avenue improvements and turn lane. Current calculations provided only include the proposed parking lot and surrounding area.
3. Volume control must be provided for all proposed impervious area onsite. Filtration is an acceptable method of treatment due to the onsite soils and high water table. An analysis of all proposed impervious area must be included in the stormwater management design.
4. Rate control must be provided to pre-settlement rates for any land area undergoing a land use change.
5. A downstream analysis may be required in accordance with section 6B-2.1.e of the Zoning Ordinance. Provide an analysis in the stormwater management calculations.
6. Pipe sizing calculations must be provided for all proposed culverts. Pipe must be sized for a 10-YR storm event.
7. Adjust line weight on proposed contours on the proposed conditions drainage area map. They are too heavy and hard to read.
8. Label the 100-YR HWLs for all waterbodies and wetlands onsite and indicate the elevation and direction of the EOF’s.
9. Add labels to the soil borings shown on the demo plans to match the boring numbers in the geotechnical report.
10. Add keynotes to the demo plans.
11. Provide a typical cross section on the plans for the proposed filtration basins.
12. The Silt Fence (Typ.) note on sheet C507 is pointing to a line type that does not match other silt fence line types used on other plan sheets.
13. Show any erosion control needed for proposed utility installations.
14. Label inverts for proposed draintile on the utility plan sheets.
15. Show proposed buffer limits on all plan sheets.
16. Show any grading necessary for proposed trails and walking bridge.
17. Any disturbance within buffer areas and within 50’ of wetland and lake areas needs to have redundant sediment control devices.
18. Add riprap or other appropriate erosion control to the downstream end of proposed culverts.
Please note the review of any tree preservation, wetland issues, and/or review comments by the Township are not included.

If you have any questions or need clarification of these comments, please feel free to contact us at (952) 496-8881.

Cc: Greg Wagner, Planning
Memo

Date: 2/19/19
To: Greg Wagner, Zoning Administrator
From: David Guenther, Environmental Services Department
Subject: PL2018-090 YMCA Camp Buffalo Run

The Scott County Environmental Services Department has completed a review of the project plans dated 2/6/2018 for conformance with the regulations of the Scott County Subsurface Sewage Treatment System Ordinance (SSTS) #4 and Minn. Rules Chapter 7080

1. Area residents are concerned that the demand to fill the swimming pool may impact their wells. Please provide the following information:
   a) Will an existing well be used to supply the water for the swimming pool, how much water will be needed to fill the pool? Please provide information on the existing well, such as the well log.
   b) If a new well is drilled to supply the water to the swimming pool what is the proposed depth of the new well?

2. How will the pool be maintained? Will a service provider be used to maintain the pool? Will the pool need to be drained periodically, if so where will the discharge water go?

3. The plan shows sewer line lengths over 1000’ long. We do not recommend sewer lines this length because longer lines have a higher risk of bowing and freezing. Please provide information on why septic systems were not found for each building with bathroom. Please explain why it is necessary to combine sewage from the individual building through 1000’ sewer lines. In addition to our concern about the length of the sewer lines, we have concerns about constructability of the sewer line around wetlands and wells.

The Environmental Services staff will not make a recommendation regarding the adequacy of the application until this information is received by us and approved. If you have any questions, please call me at 952-496-8354.

Please Note: Any revised plans submitted that are incomplete will be not be reviewed. Therefore, do not submit any project plans until all items above are completed.

Cc: Greg Wagner, Planning
    Kate Sedlacek, Environmental Services