

Medina Park Commission Meeting Minutes

August 26, 2014

Medina City Hall

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The Park Commission of Medina, Minnesota met in special session on August 26, 2014 at 6:00 p.m. at Medina City Hall. Park Commission Chair Ann Thies presided.

1) Call to Order

Commissioners Present: Ann Thies, Dino DesLauriers, Steve Lee, Ellis Olkon, Lori Meehan and Nate Pearson

Commissioners Absent: Madeleine Linck

Also Present: Councilmember Melissa Martinson, Public Works Director Steve Scherer and Assistant to City Administrator Jodi Gallup

2) Additions to the Agenda: None.

3) Approval of Minutes:

• **July 16, 2014 Meeting**

A motion was made by Olkon and seconded by DesLauriers to approve the minutes from July 16, 2014 as presented. Motion passed unanimously.

4) Public Comments (on items not on the agenda): None.

5) Wakefield Preliminary Plat at 3385 County Road 24 – Park Dedication

Gallup presented the staff report of the applicant's request to subdivide 74 acres into three parcels at 3385 County Road 24. The site is located on the south side of County Road 24 and east of Homestead Trail. The site has 26.6 acres of wetlands, which brings the net acres down to 47.6 after deducting the wetlands.

The property is zoned rural residential and generally meets the city standards for rural residential development.

The Park Commission reviewed the Park and Trail Plan and noted that there are no active park facilities in the plan for this area. It was also noted that Baker Park is across the street.

The Trail Plan identified two trail components adjacent to this property. The first one was along County Road 24, which has an existing shoulder trail. The county is also requiring additional right-of-way to accommodate any future growth. The second trail component is identified in the City's Trail Plan as Trail No. 29, the Homestead-Willow Trail A. This is a proposed turf trail that connects Baker Park Reserve to Wolsfeld Woods Scientific and Natural Area. The plan shows this trail along the eastern edge of the property, but it

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would have to curve around the western edge of the wetland buffers. The trail would be 20 feet wide and 1,800 feet long, which would equal 0.8 acres of land dedication.

Gallup noted that for park dedication purposes, the city can require 10% of the buildable land, 8% market value or a combination. If the City took the full 10% of the buildable land it would be approximately 4.7 acres. If the City took the full cash fee it would be \$16,000. If the City took the 0.8 acres for the eastern trail and the remaining cash it would be \$13,280.

Bill Kutthmann with Wakefield Partnership, a Trust Officer at the Bank, addressed the Park Commission. He stated his biggest concern with the trail easement, even though it is only 0.8 acre, is that it has to circle around the wetland and takes significantly more of the property than 0.8 acre. He noted that this trail will significantly impair the value to Lot 3 in the tune of hundreds of thousands of dollars. He also noted that the lots had to be reconfigured numerous times to get the five acres of contiguous suitable soils and that is why they are shaped the way they are and are not in a straight line. He noted that an alternative option to taking the eastern trail would be presented later on at the meeting.

Greg Hahn with Coldwell Banker Burnet Wayzata office, who is assisting with the lot split, addressed the Park Commission. He noted that when he thinks of Medina, he thinks of open space, vistas, and private ownership.

Hahn noted that Minnehaha Watershed District has required the applicant to show the building site on the plans, so they feel like they have found the only suitable location with the shape of the lot and the views. They feel like this spot is beautiful, but the views will be hindered by the trail running through the entire lot and around the wetlands.

Hahn noted that they have been working on this application for 14 months and have diligently worked to meet city standards. He noted that the driveway on Lot 3 had to be moved further west, which changed the property lines.

Hahn noted that the proposed eastern trail also would border the first septic site.

Hahn referenced a nearby horse club that never stays on the trail, which could cause accidents and safety concerns, especially with the steep slopes.

Hahn stated that he would respectfully request of the Park Commission to consider the alternative trail proposal.

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Roland Aberg at 3175 County Road 24 and also a property family owner of the Wakefield Trust addressed the Park Commission. He noted that he has a stake with what happens with the property and is also an architect. He noted that they were restricted on Lot 3 with where the house could go.

Aberg reiterated that a trail on the eastern edge of the property was not a good idea. He stated that there is a steep drop off of County Road 24 right where the trail is being proposed. He noted that the steep slopes along the trail would not be good for horses. He also noted that if the trail was gravel it would gully and no one would use an asphalt trail at that location.

Aberg pointed out that it would be very dangerous to have a crossing on County Road 24 at the proposed trail location because the road drops and people would not see cars coming. He noted that Hennepin County required the driveway to be moved as far west as possible on that lot because of their concern with visibility. He also noted that there would be no accessible parking at this location, but a trail on the western edge of the property could access Baker Park's parking areas.

Aberg presented an alternative option for this piece of the trail to meet the goals of the Park Commission's Trail Plan for a connection from Baker Park to Wolsfeld Woods SNA. He proposed that the trail run along the western edge of the property along Homestead trail. He noted that Lot 1 has more land available for this type of easement. He also noted that there is parking available just to the South at Baker Park. He also noted that there is a little spur trail at Baker Park just to the South of this trail to hopefully reclaim an old connection.

Mark Hamel with Dorsey & Whitney LLP, attorney representing the Wakefield Trust, addressed the Park Commission. He noted some of the legal constraints of trail dedication.

Hamel stated that state law on park dedication requires it to be an "essential nexus" for land to be taken for a subdivision being proposed. He stated that this subdivision was only adding two lots, which should not make that much of an impact on the city to require such a large trail easement.

Hamel reiterated Aberg's recommendation to take a 20 foot wide easement on the western edge of the property instead of the eastern edge.

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Thies clarified to Aberg that this proposed turf trail would not only be used for horses. She noted that the intent of the trail is also to connect to other trails and not just access Baker Park.

Pearson questioned the applicant on the distance from the proposed home site on Lot 3 to the proposed trail.

Aberg noted that the building envelope on the site plan shows a modest home size and does not take into consideration the driveway or garage. He felt like there would only be 35 feet from the side of the garage to the proposed trail. He also noted that the trails would make the lot not private and the views would be hindered by a trail wrapping around the wetlands to the north and south of the home.

Aberg stated that he felt there would be enough room for a trail along the western property line of the site because the Long Lake Hounds currently ride the trail.

Thies noted that a trail on the western edge could not continue past the Alpine property because when that lot subdivided, the city did not take an easement. The City Council did not recommend taking the easement because of the trail across the street in Baker Park, which does not exist anymore.

Thies questioned what kind of right-of-way the city has along Homestead Trail?

Scherer stated that it was a County road so we would have to work with the County on any future trails within their right-of-way.

The Park Commission discussed the possibility of a trail along the western edge of the property and if any alternative trails could be proposed.

Dave Truax with Coldwell Banker Realty stated that he represented the Reimer's Property, which is an 80 acre site to the South of the subject property this evening. He stated that he had just become aware of the proposed Trail No. 30 on the Trail Plan that cuts through the driveway access of the Reimer's property. He said the Reimers were never aware of this proposed trail and questioned how likely it was for this trail to be built.

Thies stated that the Trail Plan is part of the Comprehensive Plan, which went through a lengthy public process and has been approved. She noted that it will be reviewed again in a few years. It was also clarified that the exact location of the proposed trail through

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the Reimer site would not be determined until they came in for an application to subdivide and it would likely not be proposed to cut right through the driveway access.

Victoria Aberg at 3175 County Road 24 pointed out to the Park Commission that where the proposed eastern trail intersects County Road 24 is also very dangerous because County Road 24 has four lanes at that point with the turn lanes to Parkview Drive and the passing lanes.

DesLauriers proposed that the Park Commission take the trail along the western edge of the property and suggested that some of the middle trails in the Trail Plan could be removed. Discussion took place on this proposal and the importance of these rural trail connections. DesLauriers withdrew his proposal.

A motion was made by Lee and seconded by Meehan to recommend to the City Council to take a 20 foot wide trail easement along the western edge of the property and the remaining cash-in-lieu. Motion passed unanimously.

6) Capital Knoll Preliminary Plat at 1575 Hamel Road – Park Dedication

Gallup presented the staff report of the applicant's request to subdivide 29 acres into three parcels at 1575 Hamel Road. Located on the south side of Hamel Road, east of Arrowhead Drive and on the north side of Blackfoot Trail. The site has 3 acres of wetlands, which brings the net acres down to 26 after deducting the wetlands.

The property is zoned rural residential and generally meets the city standards for rural residential development.

The Park Commission reviewed the Park and Trail Plan and noted that there are no active park facilities in the plan for this area. The Trail Plan identified two future trails along Hamel Road (Trail No. 16) and along Blackfoot Trail (Trail No. 18). There will be 60 feet of right-of-way along both of these roads, which is enough to accommodate these future trails.

It was noted that the Trail Plan shows a north/south trail two lots to the west. The Park Commission discussed the possibility of taking a north/south trail along the subject site, but it was determined that the Park Commission would be able to secure this north/south connection when the property just to the west of Arrowhead Drive develops.

Gallup noted that for park dedication purposes, the city can require 10% of the buildable land, 8% market value or a combination. If the City took the full 10% of the buildable

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land it would be approximately 2.6 acres. If the City took the full cash fee it would be \$16,000.

A motion was made by DesLauriers, seconded by Pearson to recommend taking cash-in-lieu of Park Dedication of \$16,000. Motion passed unanimously.

7) City Council Update

Martinson updated the Park Commission on recent City Council actions.

8) Staff Report

- The Park at Fields of Medina – Scherer updated the Park Commission that the developer was working hard on removing dirt from the site. He also stated that he was in the process of receiving concrete quotes.

9) Adjourn

A motion was made by Meehan, seconded by DesLauriers and passed unanimously, to adjourn the meeting.

The meeting was adjourned at 7:40 p.m.

Minutes prepared by Jodi Gallup.