

D R A F T

Regular Session

TENTATIVE AGENDA
Shakopee Park and Recreation Advisory Board
7:00 p.m.
LOCATION Shakopee Community Center
1255 Fuller St South
Shakopee, Minnesota

February 13, 2017

Our mission is to provide, develop, protect, and enhance excellent park and recreation services, open spaces, and natural resources that contribute to a high-quality of life for our residents.

Present: Mark Hill; Jeremy Casper; Aaron Freng; Josh Forsythe; John Janke

Absent: John Otto; Karen Cahoon

Staff Present: Jamie Polley, Parks and Recreation Director

1. Roll Call

Karen Cahoon NP
Jeremy Casper P
Josh Forsythe P
Aaron Freng P
Mark Hill P
John Janke P
John Otto NP

2. Approval of Agenda

Aaron Freng, Jeremy Casper moved to approve the Agenda as presented.

Vote: 5 - 0

3. Approval of the January 9th, 2017 Meeting Minutes of the PRAB

Aaron Freng, John Janke moved to approve the January 9, 2017 PRAB meeting minutes as presented

Vote: 5 - 0

4. Recognition of Interested Citizens for Items Not On Agenda (No action will be taken.)

5. General Business

A. Windmere Housing Development Review and Park Dedication Discussion

Ms. Polley addressed the Board and presented the first agenda item. She noted that this is the first development application in quite some time. She asked the PRAB to conduct a review of the Windermere Preliminary Plat proposed by D.R. Horton. She noted that staff has met with the developer over the past few months to look at a preliminary concept for a single and multifamily residential housing development on 76.9 acres in the area west of Marystown Road and south of State Highway 169. Residential housing is the first phase of the development of this area. The development is within the city's west end study area. The west end study was completed to determine a land use plan for over 600 acres west of Marystown Road. The final study shows plans for single family and multifamily housing, commercial/industrial, retail and parks/open space. The area studied contains a heavily wooded bluff and high quality tree corridors. Long term the plan includes the bluff area as public open space with a parkway along the upper ridge and trails throughout the development.

The proposed development is separated from area developments and parks by a county road and state highway. The developer is proposing to dedicate park land as part of the development. The land proposed is approximately five acres south of 17th Avenue. The land proposed contains high quality woodlands and a scenic area that used to be a homestead. The developer is proposing trails throughout the parkland.

The City's park dedication requirements, as outlined in City Code 150.65, set a standard in residential plats of a minimum of one acre of parkland per 75 people. Thus, one acre of land shall be conveyed to the City as an outlet warranty for every 75 people the platted land could house. In this case the development is proposed to be single-family lots and multi-family housing, the ordinance establishes:

Single Family Homes:

66 lots X 3 persons per lot/75 people/acre = 2.64 acres

Multi Family:

133 Units X 1 person per unit/75 people/acre = 1.77 acres

Total acreage = 4.41 acres

If full park dedication in the form of land cannot be met. The developer must provide proof as to why it cannot be met and cash will be required to complete the park dedication requirement.

- a. If not met, Park Dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid at the time of recording of the final plat.

\$5,340/lot X 69 lots = \$368,460 X % of unmet land dedication

\$4,450/lot X 120 units = \$534,000 X % of unmet land dedication

Consistent with the west end study, the applicant is proposing the dedication of land to meet park dedication requirements. The development includes trails that connect the residential houses through open space and drainage and utility easements to the connecting streets and proposed parkland. The plan also shows trails meandering throughout the park area. Additional trails are shown along 17th Avenue and Marystown Road to connect with existing trails and to meet Scott County requirements.

Ms. Polley is asking that the Advisory Board should consider the following items:

- Land dedication is appropriate for this development.
- Addition of a trail along CR 17.
- Addition of a trail to connect neighborhoods with park land.
- Addition of sidewalks on interior residential roads.
- Other considerations the Advisory Board finds appropriate.

The Advisory Board is asked to review the Windermere Preliminary Plat and make a recommendation to the Planning Commission and City Council. Should you choose to recommend approval, I would recommend the following conditions, as well as any additional conditions the Advisory Board finds appropriate:

1. Park land dedication of 4.41 acres to satisfy park dedication requirements per City Code 150.65.
2. Of the land proposed as open space, Outlet I may be acceptable as dedicated park property excluding the ponding area. Developer had agreed to eliminate the southern three lots off of Street 20. All other outlets would not be acceptable for Park Dedication.
3. The applicant to provide a trail connection from 171 Avenue south into Outlet I.
4. The applicant is required to install sidewalk on one side of all residential streets.
5. The applicant is required to install a trail along the north side of 17th Avenue.
6. The applicant shall provide and install park, open space, and trail boundary signage as determined to be needed by the city. The city shall provide the signage and posts for the park, and the applicant provide the installation of the signage. The city shall provide the signage for open space and trail boundary, and the applicant provide the posts and installation of the signage.
7. Land conveyed or dedicated to the city shall not be used in calculating density requirements of the city zoning ordinance, and shall be in addition to and not in lieu of open space requirements for planned unit developments.
8. Wetland, ponding areas, drainage ways, and utility easements accepted by the city shall not be considered in the park land and/or cash contribution to the city.
9. It is recommended that either Lindwood Circle or Tamarack Road be configured to continue as a park way west along the south side of the bluff.

Ms. Polley opened the discussion to the PRAB. In addition, she introduced Mike Suel from D.R. Horton Homes to answer any questions on behalf of the applicant.

Casper inquired if there would be trails on both sides of 17th Avenue/Marystown (county road). Mr. Suel noted that there would only be a county trail on the north side of 17th Avenue/Marystown.

Janke inquired about any future interchanges/intersections on 17th Avenue/Marystown and 17th Avenue/Windmere, as well as the number of lanes along Marystown. Mr. Suel noted that they are working with the county to determine when the lanes would be

reduced from four to two lanes. In addition, intersection revisions would be reviewed upon construction completion by the county.

Freng noted that he would like to see a trail on the north side of 17th Avenue/Marystown and a sidewalk on the south side of the road. In addition, he inquired about any bump-outs or turnarounds at Lindwood Circle or Tamarack Road for emergency personnel. Mr. Suel noted that there would be a turnaround at Tamarack and that they would work out the final details with City staff.

Forsythe inquired if the multi-family homes would consist of just townhomes or would they include apartment buildings or condominiums. Mr. Suel responded that they would include townhomes only.

The Board fielded a question from the audience regarding the plans for the intersection of County Road 17 and Marystown. Ms. Polley stated that any plans for that intersection would involve Scott County and City Planning Commission staff. Mr. Suel added that after construction has been completed would the intersection be reviewed but would most likely include a stop sign or signal.

Jeremy Casper, John Janke moved to recommend to the City Council and Planning Commission the approval of Windermere Preliminary Plat with conditions 1-8.

Vote: 5-0.

B. Ridge Creek Housing Development Review and Park Dedication Discussion

Ms. Polley presented the next development application. Ridge Creek Preliminary Plat, proposed by Lennar Corporation. This proposed development is south of CR 16 (Eagle Creek Boulevard) and west of the Riverside Bluffs Development. The development consists of three parcels.

The development consists of 79.4457 acres, which contain wetlands, woodlands and wooded bluff. Adjacent to the east is the Riverside Bluffs Development and to the west is the Ridgeview Estates Development, both zoned R1B. The area proposed for development is zoned R1B. The closest existing park is Riverside Fields Park which is directly adjacent to the proposed development. The park is 7 acres and contains tennis courts, playground, basketball court, and hockey rink, warming house, parking lot and trails. When Riverside Fields development was constructed and park land was accepted, the long-term plan was to eventually reroute the outlet channel and accept parkland to the west for a larger park area. When Riverside Fields Park was developed in 2012 there was a lengthy planning process consisting of many public meetings and several concepts. The PRAB and City Council at that time chose to develop the park with no plans to expand it in the future. It was determined at that time that if the property to the west were ever to develop, land would not be accepted for park dedication.

Per the Parks Trails and Open Space Comprehensive Plan, which states that residents should be within a 2 mile radius of a park, without significant barriers, existing facilities do meet the current guidelines.

Park Dedication Criteria - The City's park dedication requirements set a standard in residential plats of a minimum of one acre of parkland per 75 people totaling 4.04 acres of park land for this development.

The City's park dedication ordinance also allows the City to accept cash in lieu of land, or a combination of land and cash. Cash dedication based on the adopted 2017 Fee Schedule for single-family lots is:

101 units X \$5,340/unit = \$539,340

The applicant is proposing dedication of the wetland as park dedication. Per City Code 150.65, wetlands, ponding areas, drainage ways, and utility easements accepted by the city shall not be considered in the park land and/or cash contribution to the city. The city would therefore not accept this land as park. The application does show a trail along County Road 16 where there is currently a gap. A trail is also shown on the north side of Crossings Boulevard that connects to the existing trail and will continue to Pike Lake Road.

In the future, there is a possibility for maintenance trails to be established around the ponds in the wetland. The trails cannot be put in at the time of development unless the wetlands are restored. At this time, the applicant does not plan to restore the wetlands.

The Advisory Board should consider the following items:

- Cash in lieu of land dedication is appropriate for this development.
- Addition of a trail along CR 16 and Crossings Blvd.
- Other considerations the Advisory Board finds appropriate.

The Advisory Board is asked to review the Ridge Creek Preliminary Plat and make a recommendation to the Planning Commission and City Council. Should you choose to recommend approval, I would recommend the following conditions, as well as any additional conditions the Advisory Board finds appropriate:

1. Park dedication fees in the amount required by the City Code and adopted City fee schedule shall be paid at the time of recording of the final plat.
Preliminary park dedication calculations (to be confirmed at time of final plat) are as follows:
 $\$5,340/\text{lot} \times 101 \text{ lots} = \$539,340$
2. The applicant to provide a trail connection along County Road 16 to tie into the trail to the east and west.
3. The applicant to provide a trail connection along the north side of Crossings Boulevard and a sidewalk along the south side of Crossings Boulevard.
4. The applicant is required to install sidewalk on one side of all residential streets.
5. The applicant is required to construct maintenance trails along the ponds or drainage ditch at the time the wetlands are restored or the drainage ditch is improved or moved (if part of the development project).
6. All trails and sidewalks be constructed to meet ADA requirements or guidelines.
7. Wetland, ponding areas, drainage ways, and utility easements accepted by the city shall not be considered in the park land and/or cash contribution to the city.

Ms. Polley noted that a representative of the applicant was not represented at tonight's meeting. She opened the discussion to the Board.

Forsythe inquired as to the distance to the nearest park.

Ms. Polley responded that the Riverside Fields Park was approximately ¼ mile away.

Casper would like to suggest a trail connecting to County Road 21 at Street C.

Freng inquired if the wetlands surrounding Dean Lakes were natural or man-made, as well as any drainage issues in the future. He also inquired if there would be enough ponding west of County Road 21.

Ms. Polley stated that she believed the area around Dean Lakes were natural wetlands but would confirm. In addition, she noted that the Dean Lakes area is now really not a “lake” but more of wetlands and she thought there would be enough space/land surrounding the area that overflow would not be an issue. She stated that she would pass this concern on to the City Engineers for their review.

Freng also inquired if there should be the same language regarding signs for any land/wetland would be given to the City.

Ms. Polley noted that it would be best to have language in their recommendation just in case any land goes to the City.

Ms. Polley asked if the Board was ready for a motion.

Jeremy Casper/Aaron Freng moved to recommend to recommend to the City Council and Planning Commission the approval of Ridge Creek Preliminary Plat with conditions 1-7 as presented, as well as condition #8 to include an 8 foot trail along County Road 21 – Street C and #9 to include signage if the wetlands are conveyed to the City.

Vote: 5-0.

6. Informational Items

B. February Project Update

Ms. Polley presented the next agenda item. She updated the PRAB on the Community Center/Ice Arena. Phase 5 of the Community Center renovations has been in full swing. The southwest corner of the building has been removed and the area will be bumped out and replaced with windows to let sunlight into the new pool. A temporary wall will be built in this corner in the next few weeks so that the new walls can be constructed out of the elements. The new interior load bearing walls are currently under construction and will be completed by February 10th. The new floors of the future fitness area and aerobic rooms will be set the week of February 12th. The pool area and locker rooms are taking shape! The plan is to dig the zero depth pool the week of February 20th.

The next item was an update on Quarry Lake Park. The gazebo and fishing pier will be installed by city staff in 2017. The lake was opened in January for the 2017 winter trout ice fishing season. Fishing in the summer will be allowed from the shore only. Phase 2 includes installation of three miles of trails, two miles of paved trails around the lake and one mile of unpaved trails through the woods on the south side of the lake. Council approved the final design of Phase 2 on February 7th, once the funding is available the project can be bid. Phase 2 is planned for 2017 if funding is available.

Fun For All Inclusive Playground - Staff is waiting for donor board designs from the playground representatives. We hope to have the design finalized in early April and have the grand opening in May.

Tahpah Park West - Tahpah Park has 10 acres on its west side to develop. The plan is to eventually have two baseball fields in this area; one full size baseball field and one 13-14-year -old baseball field. Staff is working on the final design of the site. Staff has met with the Shakopee Youth Baseball Association and the Shakopee School District to possibly partner on the construction of the full-size baseball field. Staff will be asking Council on February 21st to bid the project this spring for construction this summer. It is the plan to have this field playable by the spring of 2018.

Lions Park Warming House/Shelter - After the City Council rejected all bids in September of 2016 staff has been working to redesign the shelter. Staff presented the redesign to the City Council on February 7th for direction on what they would like to see in Lions Park. The directed staff to bid the redesigned shelter with the garage as the base bid. They would like to see stainless steel roof and the covered open air picnic area as bid alternates. Staff will be working on how to put the bid/quote packages together and bring it back to the City Council on February 21st for final approval. The plan is to replace the building in 2017.

The PRAB held no discussion on any of the items.

7. Other

A. Recognition of Chair Mark Hill

Mr. Hill was appointed to the PRAB on April 22, 2008. He has served as a board member, Vice Chair and Chair of the PRAB during his terms. During his years of service as a PRAB member he has contributed to countless park improvements and developments including Green Meadows Park, Riverside Fields Park, Southbridge Community Park and Dog Park, Quarry Lake Park, Fun For All Playground, etc. He has also worked diligently with Staff on plans for the Community Center renovation and Ice Arena construction.

Mark takes a tremendous amount of pride in the community as well as in the City's parks and recreation offerings. Outside of the PRAB he lives and breathes parks and recreation in his daily work life with Three Rivers Park District.

Serving on the PRAB has a limit of 3 consecutive 3 year terms. We are very grateful to have had Mark as a part of the PRAB and we look forward to his continued involvement in our community.

Mr. Hill stated that 9 years has gone by past. Council has changed as well as the PRAB over the years but one constant has been Ms. Polley. He thanked her for her support, as well as her staff. Wished them all well for the future.

Also, Ms. Polley noted that it is Mr. Freng's last night.

8. PRAB Adjourn

Jeremy Casper, Mark Hill moved to adjourn the February 13, 2017 PRAB meeting at 8:02 p.m.

Vote: 5 - 0

Regular meetings of the Shakopee Park and Recreation Advisory Board are normally held the second Monday of the month, 7:00 p.m. at City Hall. All meetings are open to the public. Please contact Jamie Polley at 952-233-9500 if you have an item you would like placed on the agenda.