

**Shakopee Public Utilities Commission
Water Storage Tank No. 8 Project
Re-zoning, Preliminary Plat, Final Plat and Conditional Use Permit Application**

Application Narrative

The Shakopee Public Utilities (SPU) is requesting approval for construction of a fully developed multi-structure site consisting of a 750,00-gallon elevated steel spheroid or composite style water storage tank, multiple wells, pump house and treatment plant facility, to serve the water users in the Second High Elevation Service District (2-HES) and First High Elevation Service District (1-HES). The site is located on the un-platted La Tour property. Property address: 1520 130th St West, Shakopee , MN. The permit application requires re-zoning, preliminary plat, final plat and a conditional use permit (CUP) for multiple structures and over height municipal utility structures (elevated water tank and future water treatment plant).

CUP Findings Evaluation

1. The proposed use for Shakopee Public Utilities water storage and supply facilities based on the proposed site plans will not be injurious to the use and enjoyment of other property in the immediate vicinity used for agriculture purposes.
2. The establishment of the conditional use of Shakopee Public Utilities facilities will not diminish and impair property values within the immediate vicinity, but rather will be necessary for, the normal and orderly development and improvement of the surrounding vacant property and other property in the 2-HES District.
3. Adequate utilities, access roads, drainage and other facilities will be provided by the Project.
4. The use is consistent with the purposes for the zone and is necessary for the Shakopee Public Utilities to provide adequate water service and fire protection to existing and future development in the 2-HES District and future development in the 2-HES District.
5. The use is in conformance with the City of Shakopee Comprehensive Plan and the 2018 Shakopee Public Utilities Comprehensive Water Plan.

Site Development Schedule

The 750,00 gallon elevated water tank is scheduled for the summer construction season in 2020. The multiple wells and a pump house will be phased in as future development occurs in the 2-HES District and these facilities are needed to provide

water supply. The treatment plant will be added if the aquifer's water quality warrants treatment.

Scheduled for late summer 2019, is construction of an on-site monitoring well to test the aquifer's water quality and capacity. The information will be used by SPU to plan and schedule future site improvements.

Background

Construction of 2-HES District water storage in the amount of 1,000,000 gallons is identified in Shakopee Public Utilities 2018 Comprehensive Water Plan. The western area of Shakopee along with Jackson Township are identified in the Water plan as areas of the greatest potential growth. An area that was not included in the Plan, but may be growing in the future is the adjacent area of Louisville Township. Growth in the eastern portion of Shakopee is limited by the Mdewakanton Sioux Community land ownership and land acquisition along with the wide-spread existence of rural residence development.

Currently the Windermere Residential Development is driving the need for a 2-HES District elevated tank water storage. The Windermere Booster Station will serve the new development construction in the 2-HES District in the short term. As the approved platted Windermere South Second Addition fills in, the booster station will reach its design capacity. At that time an elevated tank will be required to provide 2-HES storage and distribution system stabilization.

As development continues the 2018 Comprehensive Water Plan identifies the need for 2-HES District water supply and 2-HES District wells and pumphouses will be required. This site was designed to accommodate those facilities along with the footprint area for a water treatment facility if one becomes necessary.

The need for future water storage and supply for Shakopee, Jackson Township (and Louisville Township) in the 2-HES District is a recognized planning concern of the Shakopee Public Utilities Commission and is addressed in the 2018 Comprehensive Water Plan. The 750,000 gallon tank meets the current 2-HES District water storage need. Wells, pumphouse and water treatment would meet the future water supply needs for the 2-HES District.

Until the 2-HES District has a sufficient self-supporting well supply, Water Tank 8 will be supplied by the Windermere Booster Station. Once the 2-HES District is self-supporting with wells and storage it will be inter-connected to the 1-HES District through a "pressure control valve" in the Windermere Booster Station.

CUP for Multiple Utility Structures on a Lot, Over Height Structures.

The facilities proposed for the Water Tank 8 site are typical of buildings and water tanks the Shakopee Public Utilities operates through-out the City. The purpose of the

facilities at the Water Tank 8 site is to provide a safe and adequate water supply to the residents and businesses in the 2-HES Districts. The 750,000 gallon water storage tank is scheduled for 2020 construction and will be a 130 foot tall elevated steel, spheroid style or composite style tank

The future facilities consist of multiple wells and a pump house, with similar architecture to the newer pump houses operating in the City. The architecture of a Water Treatment facility will be coordinated with the City and designed to best fit into future development.

Landscape Plan Conditions:

The property is currently a tilled corn field, surrounded by corn fields. Trees will be removed at the east end of the property in area of piled field stones and debris for access driveway construction.

Since the Shakopee Public Utilities is uncertain of when and what future development will occur and the specific landscaping design that would become appropriate; there are no required replacement of trees identified in the “Tree Replacement Plan”.

The proposed landscape plan consists of a low maintenance MN/DOT seed mix for areas around the water tank. The access drive ditches will be seeded with low maintenance rural roadside MN/DOT mixes and in and the storm water basin low maintenance MN/DOT wet and upland seed mix. The remaining area remains tillable.

Landscaping for future site improvements plans would incorporate the landscape elements for the conditions at the time and coordinated with City staff for Building Permit approvals.

Future landscaping for site improvements would include tree planting for screening, building foundation landscape plants and turf consistent with adjacent development. With future wells and a pump house irrigation would be available.

Stormwater Management Plan

Stormwater Management is based on two phases;

Phase I - Water Tank 8 Project: Provide stormwater rate control and water quality treatment for the access driveway and water tank surface. A stormwater basin is proposed along with ditch checks in the south ditch of the access driveway for infiltration.

Phase II - Future Site Improvement Projects: Coordinate the stormwater management storm sewer and regional ponding with development and City regional

ponding planning and projects. All future Shakopee Public Utilities site drainage to be routed to regional ponding facilities.

The Shakopee Public Utilities cost participation in regional ponding facilities would be negotiated with developer interests and/or with the City of Shakopee. For cost participation with City facilities, the “Trunk Storm Water Storage and Treatment Charge” and “Regional Infiltration Pond Charge” fees in effect at the time of Project Building Permit submittal would be used.

Re-zoning from “Not Established” to R1B “Urban Residential”:

The Shakopee Public Utilities is requesting re-zoning of the property to be platted from “Not Established” to R1B “Urban Residential”, as recommend by the City Planning staff.

Variances

None