

From: Loretta SIEDELMAN <lsiedelman@msn.com>
Sent: Friday, January 29, 2021 1:56 PM
To: Kyle Sobota <KSobota@ShakopeeMN.gov>
Subject: Concerns regarding Whispering Waters Development

Mr. Sobota,

After attending an informational meeting held by Keyland Development LLC, I have some comments and concerns regarding the proposed development.

In regards to the proposed rezoning, we do not support the specified rezoning due to the proposed density of the housing.

- The proposed density of 134 homes with only three entrance and exit points is concerning.
 - Two of those points are directly onto Foothill Trail S.
 - The traffic on Foothill is already heavy as a result of the development on the east side of us.
 - One of the proposed entrance points involves the development of 20th St to the west.
 - Cars frequently enter Foothill at high speeds off of CR16 and speed their way up Foothill. With the 20th street being very close to the CR 16 entrance for Foothill and thereby increasing traffic on our corner, we have concern for pedestrian safety, getting out of our own driveway safely, an increase in accidents and road noise across from our home.
 - Given the shape of the property, the natural contours of the creek and the lack of other entrance/exits options, the density of homes should be lowered to reduce the amount of traffic and increase neighborhood safety. The number of proposed homes does not seem practical.

According to the 2040 Comp Plan, the property is guided towards Suburban Residential with a density of 3-6 units per acre. After subtracting the outlots and right of way for County Road 16, the net density is at the low end of that range coming in at 3.06 units per acre. There is proposed to be over 14 acres of outlots to be used for ponds and trails. When included, the gross density of the overall neighborhood is reduced to just under 2.3 units per acre.

There are currently proposed 3 access points to the site with additional access points likely when adjacent land to the west is developed. The traffic study for the proposed development determined that the site accesses on Foothill Trail S would operate acceptably and have minimal vehicle delay. With the projected traffic volumes at 20th Avenue, approximately 1 car per minute will be using 20th Avenue in the peak hours. This will provide adequate gaps for vehicles entering/exiting driveways on Foothill Trail S.

- We have further concern regarding the change to the natural drainage of the land when developed.

- We have experienced continuous adverse effects from the Dakota Highlands development (east of Foothill Trail) that both the City of Shakopee and Scott County have continued to fail in addressing
 - During heavy rains, large amounts of water run down Foothill Trail from the south, runs across 20th and parts of our property to the drainage ditch behind our home or continues towards CR 16 and floods the end of the path at CR 16 and Foothill.
 - The corner of Foothill where the path along CR 16 ends, was not graded or properly provided with storm drainage. In the winter it forms a large and hazardous ice patch and all other seasons it floods.
 - When the path was installed on the north side of our property, a culvert was installed over the drainage ditch on the east of our property but it also was not graded properly and it floods and does not drain properly. The standing water has increased the mosquito population and killed the grass in the ditch. Prior to the Dakota Highland development, the water rarely stood in the ditch and drained completely.
- Given this experience, we are very concerned with how development on the west side of Foothill will increase flooding issues for Foothill street itself, and how our neighbors will be impacted on the west side.

The project is designed such that when 20th and 22nd streets are extended, they will drain toward the proposed neighborhood. There is a drainage area containing parts of several rear yards on the west side of Foothill and south of the proposed neighborhood, these areas drain into the site in the existing condition and will continue to drain into the neighborhood after the development. The proposed development includes a Pond in the northeast corner near the extension of 20th Ave. This pond is lower than the surrounding existing residential properties with an anticipated emergency overflow that spills into the P.L.O.C. prior to rising high enough to flood residential homes. With regards to the path along CR16, there are no proposed improvements to this area, however there are no anticipated adverse impacts from the proposed Whispering Waters Development to these drainage concerns on the north/east side of the residential property.

- During the informational meeting, the developers stated that they would have to connect to the water through the east side of 20th street and that the City is considering having the small piece of road taken out and made into green space.
 - As property owners next to that road, we do not want green space.
 - We use that road for company parking or moving our vehicles so that workman/delivery man and company can use our driveway. It is a useful and safe place to park that is off of Foothill and not so close to the corner of CR 16 where a parked vehicle impedes traffic entering and exiting Foothill.
 - If the other side of 20th is used as an entrance to the proposed neighborhood, then parking on the street in front of our home gets every more hazardous.
 - Also, as already stated, during rains, water runs down Foothill curves through that side of 20th and into our property. Green space would end up a swamp if the drainage issue isn't address.

It is our understanding the City does not want this part of the road re-paved after water main installation.

In regards to the variance of the Shoreland Overlay Zone, I do not support this. These guidelines were put in place to protect the environment and the natural space that is part of what make Minnesota, Minnesota. The environment should not be put at risk for the sake of selling 3 more houses. That is not a cost that we are willing to support.

No natural space is being reduced by these requests. Lot 86 as proposed has about 5.5% of its area within the SOD and no part of a proposed house on this lot will be in said SOD. Lot 110 as proposed has about 18% of its area within the SOD and no part a proposed house on this lot will be in said SOD.

In regards to the drainage and utility easements, again there is huge concern over the drainage and effects to the current natural run of storm runoff and the Prior Lake Outlet Channel levels. The concern is well founded. Developer has been and will continue to work with staff. Development adjacent to the PLOC has more stringent requirements than development in the rest of the city. As part of the review process, the City will ensure all requirements are met.

Finally, concerns regarding construction

- Will construction equipment and truck be kept off of Foothill Trail? The increased traffic, traffic noise and the potential damage to the road from heavy equipment is of concern. Every effort will be made to enter off Pike lake Road or elsewhere. There may be some access needed from foothill during street construction. Developer will work with staff on this issue to minimize Foothill construction traffic. (Rod, your thoughts on home construction traffic).
- What noise abatement will the contractor be required to use? Until the pandemic is over, many of us are working from home and children are schooling at home. Noise from machinery and trucks such heavy banging, beeping of back-up warns, will be incredibly disruptive to work and schooling. Loretta works for the University of Minnesota and will not be allowed back on campus until at least August or September. She cannot afford noise disruptions during the work day. Construction hours will adhere to City requirements.

We plan to attend the public hearings on February 4th and 16th to ensure these concerns are expressed. However, with the current uncertainty of Covid, should we not be able to attend, we wished to express these concerns in writing.

We appreciate your time.

Sincerely,

Eugene, Catherine and Loretta Siedelman
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Shakopee MN