

6. Prairie Ridge Estates Park Dedication At the regular Planning Commission meeting on July 26, 2016 the Preliminary Plat for Prairie Ridge Estates was presented by Carrington Development. The plan is to subdivide a 41.67 acre parcel into 10 lots in an area zoned Rural Residential. The proposed subdivision contains 10 lots ranging in size from 2.19 acres up to 5.88 acres. City code allows for 2 acre minimum lot sizes with an overall 2 1/2 acre density. This subdivision is below the density requirement. The lots will be designed for walkout style homes. There are no new streets planned for this subdivision. All lots will have driveways either off of Bataan St or 229th (Anoka County 26). Lots 1&2 will share a driveway and Lots 3&4 will share a driveway. Each lot will have its own septic system and well. Gas and electric will be provided to each lot. Each lot will be required to have two trees in the front yard. Lots 1, 2, 4 & 10 have existing trees located on them and the intent is to not remove existing trees, except on lot 4.

As part of the City's overall Trail Plan, a trail was proposed to be located on the east side of Bataan St. At this time consideration needs to be given to this development and whether or not a trail should still be required along Bataan St NE. It is currently shown on the Preliminary Plat as a potential pathway easement.

Staff is seeking a recommendation from the Park Commission about the installation of the trail segment with the development of the subdivision in lieu of park dedication fees. There is a possibility of the trail costs exceeding the estimated park dedication fees at which time the Commission would have to consider using additional Park Capital funds to complete the project.

The estimate received from the developer for grading, seeding, erosion control, and paving for a 6' trail was \$40,000. An 8' trail would cost about \$6,000 more. An 8' trail would be ideal for plowing in winter, compared to a 6' trail. The developer may or may not pave the trail at the same time as the driveways. Park dedication fees would be around \$17,600 to \$20,000. City funding would be used to push the trail through. Mr. Ayshford reviewed on a map where the proposed future trails are to be located and other possible locations for trails. It would be most cost effective to put the trail in during construction rather than at a later date. It was suggested to extend the trail across lot #2755 226th Lane NE.

The NE trail out of Booster Park is a high priority, it was asked how soon the trail could be fully connected. Mr. Ayshford said it would be easy to do on City owned property, with more work needed on Bataan St. NE, due to the lack of three easements on Bataan.

Trail grants available.

Mr. Hoffman moved and Ms. Voelker seconded to recommend the dedication and improvement of an 8' trail along Bataan St. NE to both the Planning Commission and City Council. Motion carried.

7. Viking Preserve Update This is an informational item.
Mr. Don Shaw is considering moving forward with plans to develop 48 residential lots on the north side of Viking Blvd., south of the City water tower. This subdivision (Viking Preserve) would include plans for a trail along Tyler St NE and through city owned property to Able St NE. The rest of the development would include sidewalks that would connect to the proposed trail. The east side of the property is primarily wetlands and it is not practical to put a trail through this property due to the mitigation that would be required on the wetlands.

This single family homes development will have sidewalks. A trail (that will run along the water tower side) will connect the two different segments of sidewalks. It is expected there will be some park dedication fees remaining after a trail is installed.

Mr. Ayshford showed where there is a County owned lot on the northwest side of Jackson Street that connects to Norseland Manor Community Park. Staff is looking at acquiring this lot from the County, which will make an ideal trail connection from this new residential development to that park.

8. Council Report and Other Business Tom Ronning, City Council Liaison reported the following Council actions:
- Council closed on a property acquisition for a service road that would be on the east side of Our Savior’s Church that would merge into 189th. This portion of the service road will be funded by the City as part of its City service road plan. All but one acquisition are completed. The Council voted to start an eminent domain process on the remaining property.
- A work meeting was held on July 27; four businesses interviewed to work on the City’s Comprehensive Plan.
- The City Administrator’s contract renewal was unanimously approved.

Mr. Ayshford reported that he was contacted by St. Francis Youth Baseball for field use. SFYB is looking to purchase a portable mound to be used on fields, and also expressed an interest in funding full-size baseball fields.

9. Adjourn **Mr. Hoffman moved and Ms. Voelker seconded to adjourn at 8:11 pm. Motion carried.**

Respectfully submitted,

Gail Gessner, Recording Secretary
Submitted 8/20/16