

30. Applicant is permitted a connection to municipal stormdrain system after meeting treatment and discharge requirements of city and RPBCWD. Applicant is responsible for ensuring municipal system is capable of handling the additional capacity.
31. Applicant is responsible for any improvements necessary to the municipal system to meet capacity and regulatory requirements from the point of connection up to and including the outlet/receiving water body
32. Connection is not permitted in catchbasin. Must connect to storm main in Century Blvd. Include access manhole. Invert elevation in the manhole shall allow for 0.1 inches of fall through the structure.
33. Access MH missing from western most section of Contech structure.
34. Proprietary filtration devices should be used as pretreatment vs post treatment.
35. Identify snow storage location on plans.
36. Identify stockpile locations on plan.
37. Bluff Creek Overlay District (BCOD) signs and locations are required on plans. Signs are required at each point the BCOD crosses the property boundary, every 100 feet, every point of deflection.
38. Include BCOD sign detail.
39. The proposed redevelopment will need Riley-Purgatory-Bluff Creek Watershed District (RPBCWD) permits.
40. It is the applicant's responsibility to ensure and submit proof that permits are received from all other agencies with jurisdiction over the project (i.e. Army Corps of Engineers, DNR, MnDOT, Carver County, RPBCWD, Board of Water and Soil Resources, PCA, etc.).
41. Project will require stormwater management fees associated with city development review and permitting process.
42. The city is in agreement with the RPBCWD comments identified in the email dated June 26, 2018 titled 'RPBCWD Permit 2018-43: Control Concepts – Initial Completeness Review Comments.' With one exception: J10 – the city requests applicant provide additional performance monitoring field data to support manufacturers removal estimates.

All voted in favor and the motion carried unanimously with a vote of 6 to 0.

PUBLIC HEARING:
2040 COMPREHENSIVE PLAN.

Aller: Second item before us tonight is the review of the 2040 Comprehensive Plan. This matter has been before us throughout the year. We took it section by section. It's been on the website and there have been meetings where this has been discussed. The current form has been provided and again is on the website for review. I don't think it will take too long to move through the sections and maybe highlight the sections and the purpose of this hearing is to again take public comment on the matter before us and forward it to the City Council for final action. So at this time we'll take that matter up.

Generous: Thank you Chairman Aller, commissioners. As you stated we've had numerous opportunities to review this plan. We've had at least 8 meetings in this chamber regarding it. There were 2 open houses that the City had. We also went out to last year's 4th of July celebration. Had a little kiosk and the Feb Festival to try to get people's comments and interest in this document. The Comprehensive Plan provides a guide for the future development of the city. We look at as the build out plan for the community. What the land uses would be approximately and it provides the goals and policies to reaching that buildout. We anticipate that we will be fully developed by 2040. The Comprehensive Plan contains 10 chapters. The first one is an introduction which expresses the City's vision for itself as well as we've incorporated all the goals and policies from all the chapters in the Comprehensive Plan right up front so people could know what our vision is and how we intend to get there. The second chapter is our land use. There were some changes that were made based on comments that we received from the review agencies. Down in the Minnesota River valley there are some wildlife refuges that were shown as agricultural land uses. We've not re-guided them for parks and open spaces which is what they really are and there's no misunderstanding about what the future holds for that. The City did also, we have a 1.9 acre parcel of land off of Powers Boulevard in the northern part of the city that we're preserving as permanent open space. People see it on the land use plan as low density residential and they want to develop it for us and so we're taking that out also so. We do as part of the land use element there were 3 requests for land use amendments. We provided all the information in the report from what they presented in our analysis. At the present time we are not recommending that any of those amendments be adopted for the individual properties. They would have an opportunity when they came in for development to request either land use amendments or changes in the zoning and so we believe that would be the appropriate time for that to happen. Again as part of our review of this we, our GIS system has gotten better. We picked up 40 acres of land as part of our analysis. However we de-annexed 5 acres of that with Cathcart Park and that's now in the city of Shorewood so that's why some of the numbers have changed. The total numbers have changed over time but it's better geographic information system analysis. As part of the housing plan we've looked at the, how the city's going to meet the diversity of housing that we have in here. We've done our analysis for the multi-family land that say there is sufficient land available to meet Met Council targets for the community to provide housing that is affordable or work force type housing. We also discuss the different strategies that are involved in providing that type of opportunity and we acknowledges when we would use those tools and when we would not use them. Natural resources. The only change we had was about the solar, we clarified the goal on solar. We want to provide the opportunity for people to do it and in fact our ordinance does permit it already so. The City's biggest thing is preserving our water resources and preservation of trees and diversifying our tree canopy because the rule of not having any one species dominate our

community because of insects coming in. Parks and trails. That we just adopted, it's long term the City's need for facilities that people want and it provides analysis of initiatives that the City will be undertaking in the future. Under transportation we had to expand that to show where the freight is moving. Where the trucks are actually moving on that so we got that information from Carver County as well as expansion of the light rail or the transit opportunities in the community. We showed where the park and ride lots are. There's only 2 in the city but there are some in Chaska. Victoria's looking at one and then Eden Prairie is the main hub for Southwest Transit. We want to provide transportation, we went through all our deficient roadways in here. We have a system classification that has a hierarchy of roadways and based on that hierarchy the city also reviews it as part of any development to preserve it's transportation capacities. The sewer chapter looks at providing sewer to the community. Again we long term we believe that we can service everyone and our plan shows that we can do it. We provide a staging plan. Our preference is to use existing facilities rather than expanding new facilities but we show how they can be expanded and what the sizes would generally be. It has a general staging plan. There are several critical facilities that need to be constructed for the rest of the community to develop. There's several lift stations south of 212 that need to go in before we can develop the southern part of the community. A water, we know that we need one more storage facility of approximately a million gallons and then we'll need 4 more wells and then we should be able to supply sufficient water to service our buildout numbers. I should go back as part of the transportation element we did make all our numbers consistent this time so that each chapter has the same number. As part of our negotiations with the Met Council we were able to up our final employment numbers by about 1,400 in 2040 so they agreed with our analysis and that the total way we wanted to go but they were moving to show that we can accommodate that with our land uses. Surface water management, I'll have Vanessa talk to you on that. And then finally in Chapter 10 is the capital improvements. That's just a snapshot right now of what we would need over the next 10 years to implement portions of the Comprehensive Plan.

Aanenson: If I may.

Aller: Yes Kate.

Aanenson: Planning Commission members. So our goal here tonight, because you've reviewed each of these and then your most recently your April 3rd we went through all this so we had jurisdictional comments which means we already had a public hearing on this whole document. This is for anybody that may be listening. And then we got feedback from the Met Council and all the other jurisdictions which would mean the DNR, surrounding communities, to making sure we're consistent and we had some of our graphics were a little bit truncated in the publication so all those have been remedied and so this is the second public hearing, just incorporating those as Mr. Generous has gone through. So the biggest component that we were still working through, which was very complex is the four watershed districts. Making sure how with the new regs that we're aligned with all those so Vanessa's been working very hard on making sure that's all consistent so that's the biggest part of the public, we expect of the public hearing tonight. I know Mr. Erhart's here to still talk about the land use request that he has in place so I'm sure he'll comment during the public hearing process but I'd like to maybe give a little bit more time to Vanessa just to explain too kind of how we worked or she worked to get all that through and into the chapter for the surface water.

Aller: Thank you and as an additional comment this is really a dual purpose chapter because for our permitting we have to have this completed and we've been behind the 8 ball on that for a little bit of a while now and so it's great that we're coming forward and we're catching up with all our requirements for the NPDES and other permits so please let us know what we're doing in Chapter 9.

Strong: Thank you. So as Kate mentioned this is a chapter of the Comprehensive Plan. It also has it's own rules and regulations under Minnesota Statute 103B and it's own requirement for review and comment which means I have to send this to the 4 watershed districts as well as Met Council for approval. Since that time, after a 60 day comment period we received all of our comments back from the watershed districts. They were all very positive in we received 3 approvals with conditions. Now these of course as you know conditions can be extensive but as in Minnehaha Creek watershed district we received an incomplete and that was primarily because their plan was actually approved while our's was out for comment. There was an overlap with that. At this point you know this version is not 30 percent bigger to have addressed all of those comments. It might not look that way but each watershed organization kind of had it's own comments and requirements that must be included in the plan. The City wanted to take on the role of being a single stop shop so in addition to just meeting state requirements we absolutely must address everything the watershed district has asked for in order to take back that regulatory role that would improve the development process for our residents and property owners so some of these are specifically to allow us to have that role. The other issue of course which is not something that necessarily is addressed by the watershed districts is we do have an older infrastructure. We have a lot of ponds and a lot of pipe and how do we take care of that and how do we maintain that when you know there, we have over 300 ponds. Over 500 wetlands. We have 12 lakes. We are a very water rich city and that's a lot of benefit but it's also something you need to balance with wanting to be a very lean and responsible city so that was another issue that we've kind of had to address on our own. So just to give you a surface view of kind of what we covered in this update. This comment response update. So as I said each watershed district had it's own comments and requirements that must be addressed in the plan and they must be included in the plan. Many of these requirements and most of them involve the adoption of their strategies, standards, goals and capital improvement projects. A lot of this was including their language verbatim. They're reflected either in the plan narrative, policies or in the implementation plan. Each watershed district did have it's own unique focus. They are all different and so they all have their own way of looking at ways that are important to them. Lower Minnesota River, many of you might assume and it would be true that they focus a lot on the river bluff standards. Unique and natural resources and features, native protection of wetlands and native areas. The Carver County WMO really wanted more focus on education and wetland and ground water protection. That was kind of their focus. Riley-Purgatory was very technical focused as well as including research studies and standards in their specific technical language that they want to make sure are included. Minnehaha Creek watershed district, their new plan if you hadn't had a chance to read it is very interesting and it's a good read. They really want to incorporate planning. They're very progressive about planning now and wanting to add value into the city's planning process and where they can come in and best fit. Help best assist the city and best work with the city. As well as then of course they were very focused on understanding our inventories and what our procedures were for implementing our surface water

management plan so, and then each one had it's own capital improvement project and policies as well and standards so that's kind of the big overview of that additional 30 percent.

Aller: Great thank you. And so my follow up question would be, as a homeowner, a business person or a developer when I come in where you use the term one stop shop. Just what would be an overview of that process if I wanted to come in and do something with my property and it involved this chapter?

Strong: So for example Control Concepts. When they were in here they would have to come in through the City. They have to apply through the City. You know we are required to have our own requirements but then they also then have to go through the watershed districts and that process as well and so they're running a dual process which seems burdensome to many people and I can understand that so in the future they would just come to the city. They still have to follow the same rules and requirements but they don't have to go through two agencies to do that now. They just go to one place.

Aller: Alright, and so if a homeowner or business person or a developer wants to know what our guidance on that is they can come in and they look at this book now and they can see that, along with that process these are the guidelines and our goals with regard to what we want to do.

Strong: Yep and the watershed districts will always be there as technical reference and also as a resource as well. They're not going anywhere and they're still the...

Aller: Thank you. Any additional questions?

Aanenson: I was just going to add one more comment before you open up the public hearing. So with the Comprehensive Plan there's going to be some follow up implementation things so you'll be seeing some ordinance changes too and maybe some of the wetland buffers. It may be some of the, yeah and surface water but there might be also too some in the code alignment too so those will all require public hearings too so there'll be plenty of opportunities to comment on those too but as part of the adoption of the Comprehensive Plan we have a timeline to go through to get some of those in place. Again going back to the one stop shop. We used to do it that way and it's burdensome for the developers and for residents when you're bouncing between the two. Especially if you have to place security. Often you have to place security in both places which is very onerous, especially for homeowners so trying to reconcile that.

Aller: Okay, thank you. Commissioner Weick.

Weick: Are we open to questions about any of this? Can I ask?

Generous: Yes.

Aanenson: Sure.

Weick: And this is specific to Section 8 on water. I recall having good conversations about not just being able to supply the amount of water that we think we need to supply but also incentive

programs potentially to conserve and encourage homeowners to use less. Is this the, in the future is this the appropriate document to start?

Aanenson: That's correct and those will be some of the implementation strategies.

Weick: Yeah.

Aanenson: But they look at as part of you have to show what your, how much water are you using. There's reduction requirements so those will be some of the things. Right now we do Water Wise. We have a tiered system on our utility so those will be some of the things that we may be revisiting.

Weick: Okay, thank you.

Aller: And of course there's crossover to just about every chapter here so we'll be hitting that with the education process as well and that's required so, yes.

Strong: We do also address in the surface water re-evaluating our credit system to allow for more of those opportunities as well because again our credit system for that type of thing is, was written in 2006 so.

Weick: Thank you.

Aller: Okay. Nothing further from the commissioners at this point in time I'll open up the public hearing portion of this particular item. So any individual wishing to come forward and speak either for or against or comment on the proposed 2040 plan. Seeing no one come forward I'll close the public hearing and remind all of you present and at home that these items can be found on the city's website for your review and that you can follow this item for action with the City Council when it moves forward. I'll entertain a motion.

Weick: I'll propose a motion.

Aller: Thank you Commissioner Weick.

Weick: The Chanhassen Planning Commission recommends that the City Council approve the 2040 Comprehensive Plan and submit the plan to the Metropolitan Council for their determination of consistency with the Metropolitan System Plans.

Aller: I have a motion. Do I have a second?

Randall: Second.

Aller: I have a valid motion and a second. Any further discussion or comment?

Weick moved, Randall seconded that the Chanhassen Planning Commission recommends that the City Council approve the 2040 Comprehensive Plan and submit the plan to the

Metropolitan Council for their determination of consistency with the Metropolitan System Plans. All voted in favor and the motion carried unanimously with a vote of 6 to 0.

Aanenson: Chairman just for anybody that's following this we will go at a work session at the next City Council meeting which is August 13th. At that meeting we'll go through the changes in a little bit more detail and so then it will be on for a later date for the adoption so there's an opportunity for kind of a work session with the City Council.

Aller: Great, thank you.

GALPIN PROPERTY: PUD CONCEPT REVIEW.

Aller: Moving onto new business. We have the item for Galpin Property which is a PUD concept review. Again the City Council and the City had a process in place back around 2012 which was modified to allow for this concept review type of process. You can come before the administrative review on smaller different projects or for the larger projects like this one you come before the Planning Commission to give a broader perspective and the developer receives input and direction before making further decisions on how it's going to move forward and the Planning Commission prefers it to be a less formal process which allows for all of you to have input at this type of concept hearing. With that we'll go ahead and have the matter heard.

Aanenson: Thank you Chairman, members of the Planning Commission. This is a concept review, PUD review. Applicant U.S. Homes doing business as Lennar. Again the work session here, excuse me the conceptual review here tonight and then the City Council will review it on August 13. As you stated the concept review is not a public hearing but is the intent to get public comment because the goal for this is to allow the developer to hear the comments from the residents in order to see how they want to advance the project. So with that I'll give a little bit of the background. So the property as was listed by Comerica Bank who is the trustee for the estate of P.R. Nelson and Paisley Park Enterprises worked with a local broker and put this on the market and Lennar was the property developer selected for the site. So what we've included here is all of the property which is 188.58 acres and it is guided low density. Low density is the in the city is the largest zoning district we have in the city. It's about 32 percent of the city so that's a majority of the city. Within the low density district there's a lot of different zoning applications that you can use as long as it stays within the 1.2 to 4 units an acre. So that's kind of how we got to this point. So quite a frameworks that we looked at and when we sat down with Lennar, when they introduced themselves as the developer of the property and I'm going to kind of go through those framework issues on how we got to this proposed development. So the park master plan which is currently in place, while it's also been reiterated in the 2040 Comprehensive Plan it's currently in the 2030 Comprehensive Plan so the park master plan around and it's intentions around Lake Ann certainly was a major factor in how the project got laid out. The second is that there's a Met Council sewer line that runs through it. It's actually a large interceptor line that runs through the property. There's significant natural features. Wetlands and in addition to that some forest, heavily forested areas which we'll talk about and in addition the county is working on the upgrade of Galpin Boulevard and there's been neighborhood meetings on that so all those factors come into play on how this property could be developed. So the first thing I'd like to talk about is the park master plan. As you can see on this