



# CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

## MEMORANDUM

**TO:** Kate Aanenson, Community Development Director

**FROM:** Paul Oehme, Dir. of Public Works/City Engineer

**DATE:** September 19, 2018 *OKP*

**SUBJ:** Alternative Sanitary Sewer Service for the Highway 101 and Pioneer Trail Area  
File PW285BB

## BACKGROUND

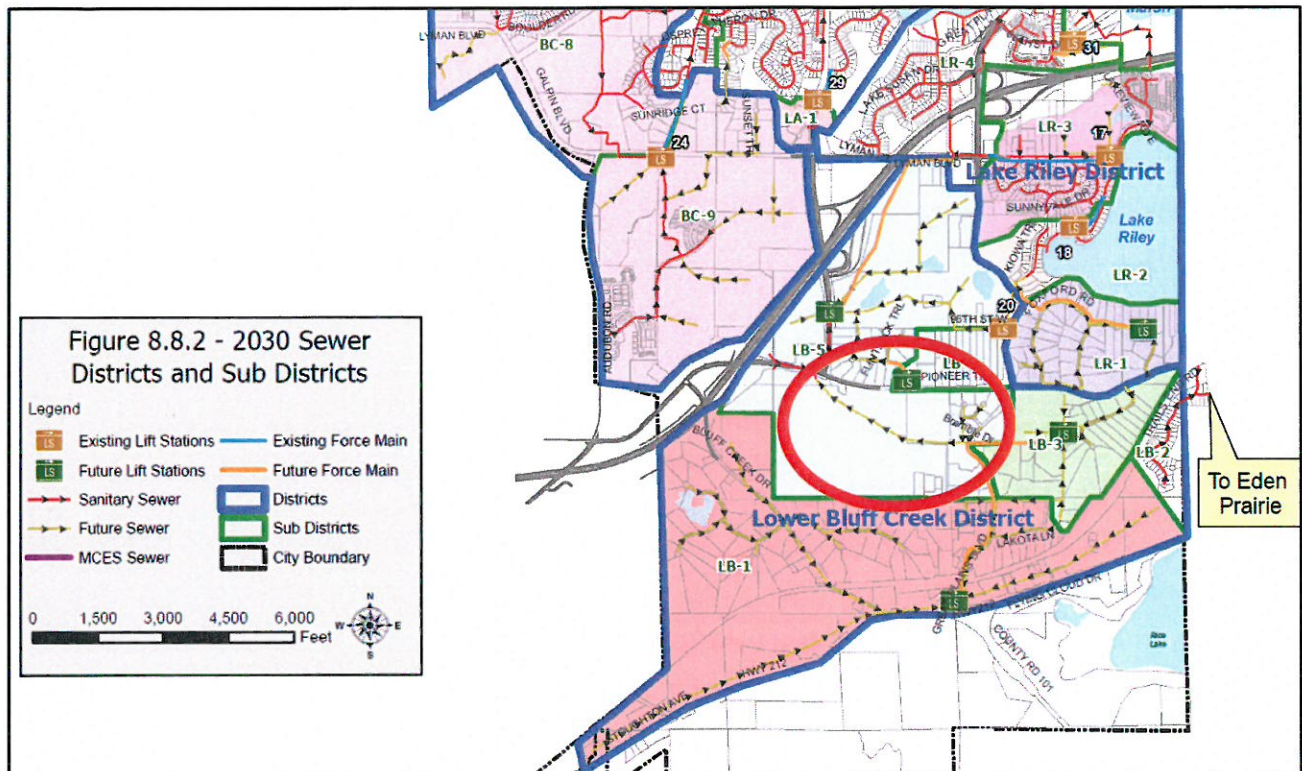
On November 23, 2015, the City Council approved the Environmental Assessment Worksheet (EAW) and adopted the Official Map for the Highway 101 Improvements from Pioneer Trail (CSAH 14) to Flying Cloud Drive (CSAH 61).

During the Highway 101 EAW public process, some property owners along Highway 101 expressed an interest in the extension of sanitary sewer and water to their property so they can develop. Highway 101 is planned to be reconstructed starting in 2020 or 2021. Trunk sanitary sewer and water is planned to be extended along Highway 101 per the Comprehensive Plan with the Highway 101 project; however, the new sanitary sewer system cannot be used until a viable connection to the city sanitary sewer system is made.

The City Council commissioned a scoping study in 2016 to evaluate an alternative sewer extension for properties south of Pioneer Trail and along Highway 101.

## DISCUSSION

The Comprehensive Plan shows trunk sanitary sewer and water extending from the Powers Boulevard and Pioneer Trail intersection through the Bluff Creek Golf Course to the Highway 101 study area. This is the most cost effective way to service the properties along Highway 101 and future development at the bottom of the bluff along Flying Cloud Drive.



Per the Comprehensive Plan, a lift station at Powers Boulevard south of Highway 212 is required for sanitary sewer extension. The city has met with the Bluff Creek Golf Course owners and it does not appear there are any plans to develop the golf course in the near future, so development along Highway 101 is premature per the Comprehensive Plan.

Several sanitary sewer extension alternatives were evaluated by the consultant and city staff to service the area along Highway 101 for the 2016 study. Five alternatives were studied in greater detail. These alternatives included extending sanitary sewer through the Bluff Creek Golf Course to minimize impacts to the operation of the golf course, extension of sanitary sewer along Pioneer Trail and extending sanitary sewer north along Highway 101, and making modifications to an existing lift station.

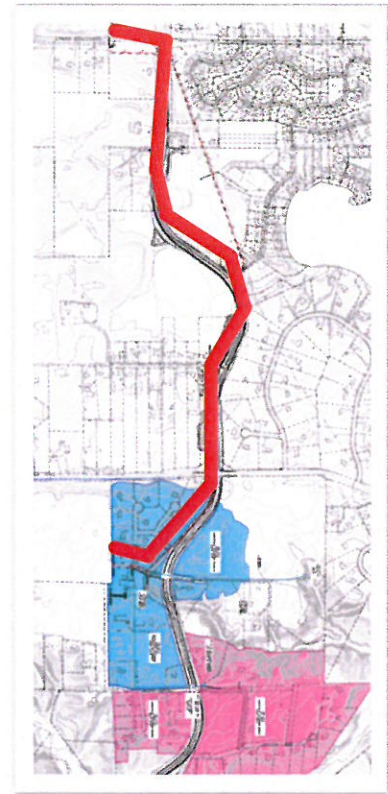
Since all of the alternatives are premature per the Comprehensive Plan, the costs for the improvements to service the TH 101 area recommended to be charged to the benefiting property owners if any alternative is advanced by property owners or developers.



The most discussed alternative of the study was the Highway 101 alternative. This alternative includes:

- Constructing a temporary lift station at the northwest corner of the Mustard Seed property (10000 Great Plains Boulevard).
- Installation of a force main along Highway 101 to West 96<sup>th</sup> Street.
- Upgrades to Lift Station 20 (at West 96<sup>th</sup> Street).
- Installation of a force main from Kiowa Trail (at Highway 101) through Bandimere Park to an existing gravity sanitary sewer at Lyman Boulevard and Crossroads Boulevard.

This alternative only allows service to be provided to the study area along Highway 101 above the bluff. It would not allow for future development to occur at the bottom of the bluff along Flying Cloud Drive since sanitary sewer capacity would not be adequate. In order for the area along Flying Cloud Drive to develop, the sanitary sewer would need to be extended through the Bluff Creek Golf Course and the lift station at Powers Boulevard constructed. The Highway 101 alternative is estimated to cost \$2,500,000.



If the Highway 101 alternative is advanced or any alternative other than what is planned in the comprehensive plan, staff recommends the following:

1. Developer(s) or property owner(s) should petition the city to evaluate a sewer alternative.
2. A feasibility study should be completed to study an alternative in greater detail and refine the cost estimate. Property owner(s) or developer(s) should pay for the feasibility study.
3. The city or a developer could make the improvements. If the city makes the improvements, the cost of the improvements would be assessed back to whoever petitioned for the improvements.
4. When development occurs a portion of the cost to help pay for the Powers Boulevard lift station should be assessed to the development. This is consistent with the Foxwood Development approval.