



MEMORANDUM

TO: Sunfish Lake Mayor and City Council

FROM: Michelle Barness

DATE: April 1, 2015

RE: Sunfish Lake – Planning Update for April City Council Meeting

NAC FILE: 211.02 - General

4/7/15 CC Mtg.
**Agenda
Item
6c**

March 2015 Planning Commission Meeting

389 Salem Church Road – Variance Review. Stephanie and Jim Stowell have requested approval of minor site and building plans and a variance to be able to construct home additions on the property located at 389 Salem Church Road. The entire existing home is legally non-conforming with regards to the shoreline setback, and the proposed improvements, including a kitchen addition, front entry addition, and garage renovation totaling 480 square feet in area, require approval of a shoreline setback variance to proceed. City staff has recommended approval of the minor site and building plans for the project, finding that the additions meet Zoning Ordinance design and performance standards. Site and building plan approval is contingent on the City Council's review and approval of the shoreline variance.

The Planning Commission held a public hearing to review the project and variance request at their March 18, 2015 meeting. They recommended approval of the variance with conditions as provided in the Planning Commission's Findings of Fact, which has been provided with the planning update for City Council review. A draft City Council resolution reflecting the Planning Commission's findings and conditions of approval is also provided.

Argenta Trail Realignment Response

The City discussed the issue of the proposed realignment of Argenta Trail/County Road 63 south of I-494 at the March 3, 2015 City Council meeting. A memorandum composed by Mendota Heights staff, and resulting from a discussion on the issue by Sunfish Lake Mayor Molly Park, the Mendota Heights Mayor, Administrator and City Engineer, and the Delaware Crossings Group, was considered by the Sunfish Lake Council that evening. Council supported the points raised in the memorandum and

asked that planning staff draft response letters to Inver Grove Heights and Dakota County reflecting the joint concerns identified.

Three response letters, reflecting the Mendota Heights memorandum and also incorporating feedback on the Argenta Trail realignment from the Sunfish Lake City Engineer, were sent to the Inver Grove Heights City Planner, the Inver Grove Heights Public Works Director, and the Dakota County Transportation Department. The final response letters have been included with the planning update so Council and staff are aware of the City of Sunfish Lake's official response on the issue. To summarize, the letters state the following:

- Sunfish Lake and Mendota Heights continue to support Option E for a future connection of Argenta Trail to Interstate 494, which is approximately one-half mile east of the existing bridge over I-494, as identified in the 2010 Dakota County Regional Roadway System Visioning Study.
- Sunfish Lake would like to be made part of future studies pertaining to the development of a new interchange at Interstate 494.
- The design of the future interchange must ensure that stormwater management is carefully considered with respect to Hornbeam Lake within Sunfish Lake.
- An interchange may impact the existing 60th Street (Pieper Road) bridge and could possibly entail creating a connection to Acorn Drive, scenarios that would impact Sunfish Lake residents. Sunfish Lake requests that these options be weighed carefully once plans for the Option E interchange are explored.
- Sunfish Lake requests that Dakota County provide any plans or proposals for improvements or expansion of Delaware Avenue, north of I-494, to the City for review and comment prior to implementation.
- Sunfish Lake requests that it be informed of any proposals for the development of planned 65th Street, an east-west connection between Robert Street and Delaware Avenue, as it may impact traffic patterns on Delaware Avenue.

Planning and Zoning Assistance

In March, planning staff provided technical assistance for planning and zoning items at the following locations:

- 270 Salem Church Road – Site development
- 295 Salem Church Road – Driveway screening conformance
- 331 Salem Church Road – Accessory structures and reconstruction of legally non-conforming shoreline buildings
- 116 Salem Church Road – Construction follow-up

April 2015 Planning Commission Meeting

No new planning and development applications were submitted by the March 16, 2015 deadline for review. The April 15, 2015 Planning Commission meeting has been cancelled due to a lack of agenda items.

cc: Catherine Iago, City Clerk
Tim Kuntz, City Attorney
Don Sterna and Eric Eckman, City Engineers
Mike Andrejka, Building Official
Jim Naves, City Forester
Ron Wasmund, Septic System Inspector

CITY OF *Sunfish Lake* MINNESOTA

March 27, 2015

Ms. Jenna Fabish
Dakota County Transportation Department
14955 Galaxie Avenue
Apple Valley, MN 55124

Re: Sunfish Lake - Argenta Trail Realignment

Dear Ms. Fabish:

We understand that Dakota County and the City of Inver Grove Heights are considering a realignment of Argenta Trail (CSAH 63) in conjunction with a proposed development in the northern portion of Inver Grove Heights. The City of Sunfish Lake would like to reiterate its position in support of Option E as adopted in the 2010 Dakota County Regional Roadway System Visioning process, which is also the preference of Inver Grove Heights in their planning process.

Option E identifies a potential interchange approximately one half mile east of the existing Delaware Avenue (also identified as CSAH 63) Bridge, where Interstate 494 would potentially connect with the realigned Argenta Trail. Option E was agreed to unanimously by Dakota County and the Cities of Mendota Heights, Sunfish Lake, Inver Grove Heights, and Eagan. That option is still the City of Sunfish Lakes' preferred alternative.

While the Comprehensive Plan amendment to realign Argenta Trail currently under consideration by Inver Grove Heights does not make specific proposals for the treatment of a new Argenta Trail/Interstate 494 interchange, the City of Sunfish Lake would like Dakota County to note the following regarding this potential interchange:

- Sunfish Lake would like to be made part of future studies pertaining to the development of a new interchange at Interstate 494, due to the close proximity of the interchange to the city's border, and potential stormwater, noise and traffic impacts on the Sunfish Lake community.

- The design of the future interchange must ensure that stormwater management is carefully considered with respect to Hornbeam Lake within Sunfish Lake. It is very important that stormwater management for the interchange does not contribute to the degradation of that body of water.
- An interchange may impact the existing 60th Street (Pieper Road) bridge. Further, there is potential that Acorn Drive in Sunfish Lake could be connected to the interchange. Both scenarios could impact residents in Sunfish Lake significantly, and we request such options be weighed carefully once plans for the Option E interchange are explored further.

The City of Sunfish Lake would also like to request that Dakota County provide any plans or proposals for improvements or expansion of Delaware Avenue, north of I-494, to the City for review and comment prior to implementation. The Delaware Avenue right-of-way has challenges including topography and wetlands. Any changes to the roadway will profoundly impact these elements, and may result in the need for land acquisitions, retaining wall construction, installation of storm sewers, and so on. Sunfish Lake residents are particularly concerned with the cost of such a project and how it will be paid for, and would like to be kept informed on the matter if and when proposals for Delaware Avenue arise.

Finally, the City of Sunfish Lake requests that it be informed of any progress, plans, or proposals for the development of planned 65th Street, as shown in the Argenta Trail alignment alternative exhibits. This new connection, between Robert Street and Delaware Avenue, is of interest to the City, as it may adversely affect traffic patterns on Delaware Avenue in Sunfish Lake and Mendota Heights.

Thank you for the opportunity to comment. Please contact Sunfish Lake City Planner Michelle Barness with any comments or questions. She can be reached at Northwest Associated Consultants, (763) 231 – 2555, or by email at mbarness@nacplanning.com.

Respectfully,

Molly Park
Mayor of Sunfish Lake



NORTHWEST ASSOCIATED CONSULTANTS, INC.

4800 Olson Memorial Highway, Suite 202, Golden Valley, MN 55422
Telephone: 763.231.2555 Facsimile: 763.231.2561 planners@nacplanning.com

March 16, 2015

Mr. Allan Hunting, AICP
City Planner
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Sunfish Lake - Argenta Trail Realignment

Dear Mr. Hunting:

We understand that Dakota County and the City of Inver Grove Heights are considering a realignment of Argenta Trail (CSAH 63) in conjunction with a proposed development in the northern portion of Inver Grove Heights. The City of Sunfish Lake would like to reiterate its position in support of Option E as adopted in the 2010 Dakota County Regional Roadway System Visioning process, which is also the preference of Inver Grove Heights in their planning process.

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Thank you for the opportunity to comment.

Respectfully,

NORTHWEST ASSOCIATED CONSULTANTS, INC.

A handwritten signature in dark ink, reading "Michelle Barness". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Michelle Barness
Consulting City Planner

CITY OF *Sunfish Lake* MINNESOTA

March 27, 2015

Mr. Scott D. Thureen, PE
Public Works Director
City of Inver Grove Heights
8150 Barbara Avenue
Inver Grove Heights, MN 55077

Re: Sunfish Lake - Argenta Trail Realignment

Dear Mr. Thureen:

We understand that Dakota County and the City of Inver Grove Heights are considering a realignment of Argenta Trail (CSAH 63) in conjunction with a proposed development in the northern portion of Inver Grove Heights. The City of Sunfish Lake would like to reiterate its position in support of Option E as adopted in the 2010 Dakota County Regional Roadway System Visioning process, which is also the preference of Inver Grove Heights in their planning process.

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Molly Park
Mayor of Sunfish Lake