

WACONIA PARK BOARD MEETING AGENDA



Thursday, October 26, 2023
6:30 PM

VISION STATEMENT

A thriving, connected community with deep roots: a great place to live for a lifetime.

MISSION STATEMENT

A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR: LACEY SHAW
MEMBER: ADAM HEGEHOLZ
MEMBER: THOMAS ADAMINI
MEMBER: LEAH SOLTIS
ALTERNATE: BEN STRASHEIM

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

1. **Call Meeting to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
 - 1) [Approve September 21, 2023 Meeting Minutes](#)
Motion to approve meeting minutes of September 21, 2023.
4. **Regular Business**
 - 1) [Request for Dog Park](#)
Discussion & Direction
 - 2) [Sketch Plan - Kirsch Properties - Tamarack Land](#)
5. **Staff Park Items Update**
6. **Board Updates & Questions**
7. **Adjourn**

Upcoming Meetings



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:	October 26, 2023					
Item Name:	Approve September 21, 2023 Meeting Minutes					
Originating Department:	Administration					
Presented by:	Shane Fineran					
Previous Council Action (if any):						
Item Type (X only one):	Consent	☒	X	Regular Session		Discussion Session
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)						
Motion to approve meeting minutes of September 21, 2023.						
EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)						
Attachments: 1. 9.21.23 PB Minutes.pdf						
FINANCIAL IMPLICATIONS: Funding Sources & Uses:				ADVISORY BOARD RECOMMENDATIONS:		
Budget Information: _____ Budgeted _____ Non Budgeted _____ Amendment Required				Planning Commission		
				Parks and Recreation Board		
				Safari Island Advisory Board		
				Other		

CITY OF WACONIA
MINUTES OF SCHEDULED MEETING
PARKS & RECREATION BOARD
September 21, 2023

Pursuant to due call and notice thereof, the Regular Meeting of the Waconia Parks & Recreation Board in the Maple Conference Room was called to order at 6:30 p.m. by Shaw.

Park Board Members Present: Lacey Shaw, Adam Hegeholz, Leah Soltis, Tom Adamini, Ben Strasheim.

Park Board Members Absent: None

Council Liaison: Randy Sorensen

Staff Present: Shane Fineran, Mike Mawdsley, Lane Braaten

Guests: Paul Modeen, Tana Voitola, Dean Lotter

Adopt Agenda

Adamini made a motion to approve the agenda, seconded by Hegeholz. All in favor.

Laura Stftha with the Childrens Coping Connection requested to speak to the board. Ms. Stftha works with children who are dealing with grief and loss and many therapeutic tools include the creation of artistic expression. Her request was to provide for public art creation sites or installation at the skate park.

Approval of Minutes from June 21, 2023, Meeting

Adamini made a motion to approve the June 21, 2023, meeting minutes, seconded by Hegeholz. All in favor.

Regular Business

1. Discussion Items for Consideration and Direction

Staff presented a proposal from the developer of the Otto Apartments located on Industrial Blvd. adjacent to Sudheimer Park. The developer was exploring other amenity options for their site and proposed to partner with the city on an adjacent pickle ball court within the Sudheimer Park space. The Park Board desired staff to review the site and develop a concept to understand the impact on space, parking demands, and access.

Paul Modeen presented to the Park Board an idea of a mobile sauna unit being located at Cedar Point Park for the winter months. This would be a business operated by Mr. Modeen for rental and would be staffed and cared for by his company. The operation would be similar to the kayak and canoe rentals and lessons situated here in the summer months. The Park Board supported the idea and recommended that staff work on location and rental agreements be presented to the City Council.

2. Sketch Plan – Falk/Saltire Property

Dean Lotter with Pulte Homes reviewed the development concept that would develop approximately 320 homes in the southeast portion of the community. Park location identified and trail connections were reviewed as identified in the sketch plan and comments of the board were sought. The board provided comments about trail and access connectivity through the south boundary, desiring to see more quality tree canopy preserved, and for a smaller play space to be considered at the norther end of the site.

Staff Updates

Mike Mawdsley provided an update on park maintenance activities that have and are occurring throughout the system.

Adjournment

Hegeholz motion to adjourn. Adamini second. All in favor. Adjourn at 7:47 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Shane Fineran', with a stylized, cursive script.

Shane Fineran
City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		October 26, 2023					
Item Name:		Request for Dog Park					
Originating Department:		Administration					
Presented by:		Shane Fineran					
Previous Council Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Discussion & Direction							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Gavin Wightman appeared during the visitors presentation of the September 18th, 2023 City Council meeting. Mr. Wightman requested that the City consider installing a dog park at Bent Creek Park. His request was referred to the Park Board. Bent Creek Park is a 3 acre neighborhood park off of Mockingbird Drive and features a play system, small ball diamond with back stop, and a connecting trail between Mill Lane and Mockingbird Drive. Staff is seeking discussion and direction from the Park Board regarding this item. Attachments: 1. Bent Creek Park.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: ☐ Budgeted ☐ Non Budgeted ☐ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			



City of Waconia

201 Vine Street South, Waconia, MN 55387

Landscape_8x11

October 2023



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		October 26, 2023					
Item Name:		Sketch Plan - Kirsch Properties - Tamarack Land					
Originating Department:		Community Development					
Presented by:		Lane Braaten					
Previous Council Action (if any):							
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		

RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED (Include motion in proper format.)

EXPLANATION OF AGENDA ITEM (Include a description of background, benefits, and recommendations.)

City Ordinance Summary

City Ordinance states "Preliminary plats shall be submitted to the Waconia Park Board for review and comment. If, after considering the Park Board's input, the City Council determines any portion of the land proposed for dedication as parks, schools, playgrounds, trails or open space (collectively, "Park Land") is not suitable or desirable because of location, size, or any other reason, the City Council shall require a payment of cash in lieu of receiving Park Land, which payment shall be calculated as described immediately below."

If a cash payment in lieu of Park Land is required, the City Council shall take the percentage of land in the subdivision required for dedication, as determined under subsection C above (assumed to be 10% unless the City Council determines otherwise) and multiply it by the fair market value of the total land in the subdivision to determine the "Total Dedication Value". If the City Council determines that none of the Park Land is suitable or desirable, the subdivision shall make a cash payment to the City equal to the Total Dedication Value. If the City Council determines the City will accept a portion of the Park Land and that another portion is not suitable or desirable, the developer shall convey the Park Land the City is willing to accept and, in addition, make a cash payment to the City equal to the Total Dedication Value, proportionally reduced to reflect the Park Land accepted by the City. The subdivider shall pay any amount due to the City via wire transfer or cashier's check prior to, and as a condition of, the City releasing the final plat for the subdivision.

Further, "It shall be presumed that at least 10% of the gross land in the subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in a subdivision, may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes."

Background

The subject parcels, located at 9350 Airport Road (PID# 070191700) & an unaddressed parcel (PID# 070200030), are currently located within Laketown Township. The properties are included in the City's 2040 Comprehensive Plan as a developable mix of residential. They are located within Transition Area 2, which assumes development between 2020 and 2030.

Site Area Calculations

Net Development Area = 49.39 acres*

Typical Park Dedication (10%) = 4.939 acres

Park Land Proposed to be Dedicated = none

Cash in Lieu Portion = approx. \$70,000/acre (fair market value) x 4.939 acres = approx. \$345,730.00

*City Code requires 10% of the gross area less delineated wetlands, stormwater retention areas and steep slopes exceeding 18% that remain undeveloped.

Planning Considerations

1. The 2040 Comprehensive Plan identifies the parcels as a mix of:
 - a. L, Low Density Residential
 - b. M, Medium Density Residential
 - c. H, High Density Residential

Staff has attached Table 3-10, Land Use Plan Categories and Proposed Zoning Map Districts taken from Chapter 3, Land Use Analysis Plan of the 2040 Comp Plan. The table informs general density requirements, zoning districts and uses allowed in each category.

2. Staff has attached Figure 5-1, Parks and Trails, Figure 5-3, Park System Plan, and Figure 5-4, Trails and Sidewalks, which are all included in Chapter 5 of the 2040 Comp Plan and identify very specific trail and park plans identified by staff and the community as we continue to grow. The Park Board should review said maps in association with the proposed Sketch Plan and identify if there are any outstanding park or trail improvements that may be necessary as part of this development.
3. The Sketch Plan, in addition to the required sidewalk segments, includes a trail segment extending from the Laketown Elementary School site, north across the wetland areas and onto Carver County property. The proposed trail extension/construction would need to be coordinated with both parties to determine if this is a viable trail extension.
4. The Sketch Plan, as proposed, would require the review and approval of a Planned Unit Development (PUD) District. A residential PUD District, in summary, is a housing development that is not subject to the standard zoning requirements (i.e R-1, R-2, etc. lot req.), but instead the developer works with the local government to develop criteria that will determine common areas, private areas and building guidelines. This PUD zoning allows the City and the developer to negotiate terms of the development while allowing reasonable development that achieves the goals and objectives of the City. City Code states the following objectives:
 - a. Protection of natural and historical features including steep slopes, woodlands, wildlife habitat, wetlands and water surface areas.
 - b. Improved human habitats by allowing for greater creativity, innovation and flexibility in site planning and architectural design.
 - c. Improved human habitat variety, diversity and interest through the mixing and clustering of land uses and housing types and varied lot sizes.
 - d. A higher level of amenity than is normally achieved with traditional zoning.
 - e. The provision of affordable housing.
 - f. A more efficient use of land and public facilities and services.
 - g. The conservation of energy resources through the protection of solar access, solar orientation, earth sheltering and the clustering of development.
 - h. The creation of a sense of community by developing larger parcels of land as integrated units.
5. The Planning Commission reviewed the Sketch Plan at their regular meeting on October 12th, 2023. No action was required, but the Planning Commission asked about density, green space/parks, trails and protection of unique features, such as wooded slopes.

Staff requests the Parks and Recreation Board review the attached Kirsch Sketch Plan and make a recommendation to the City Council regarding park dedication. Upon a recommendation from the Parks and Recreation Board said comments will be provided to the City Council for review.

Attachments:

1. [Location Map Kirsch Properties.pdf](#)
2. [Kirsch Concept Plan.pdf](#)
3. [Land Use Maps 2040 Comp Plan.pdf](#)
4. [Parks and Trails Maps 2040 Comp Plan.pdf](#)
5. [Table 3-10 Land Use Plan Categories and Proposed Zoning Map Districts.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted

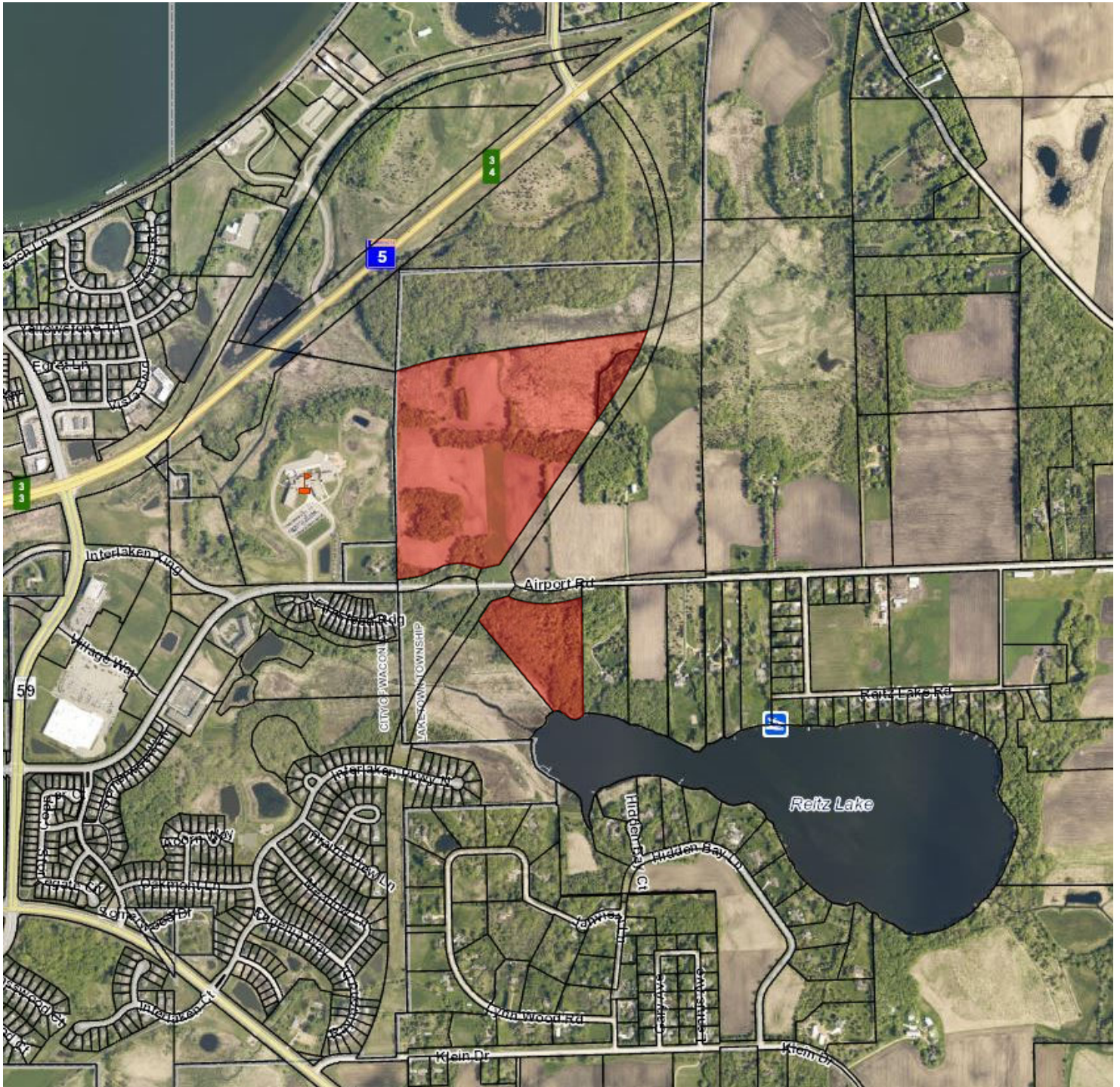
ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

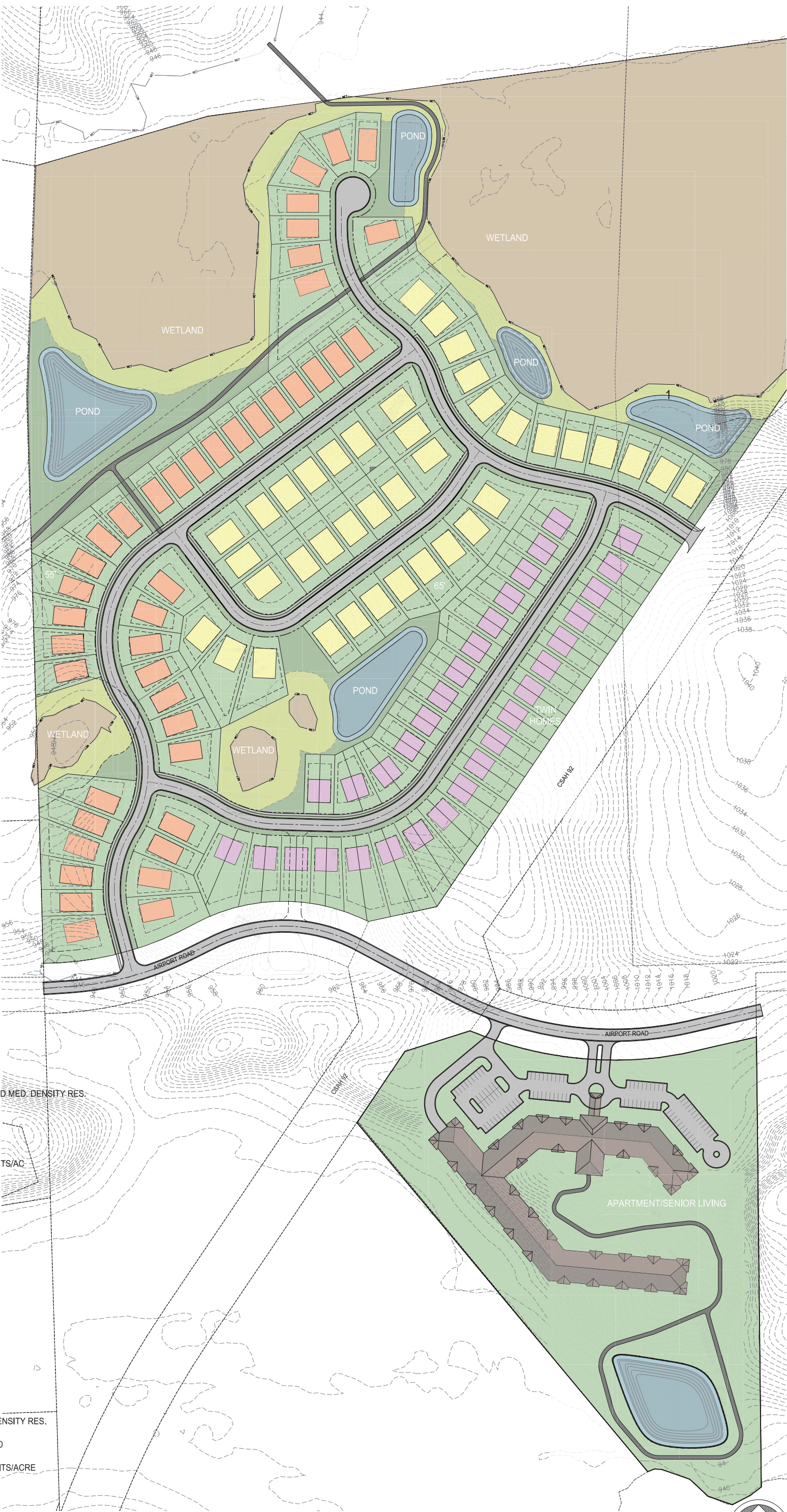
_____ Non Budgeted	Safari Island Advisory Board	
_____ Amendment Required	Other	

LOCATION MAP—KIRSCH PROPERTIES





TAMARACK LAND



SITE DATA

NORTH PARCEL	
GROSS AREA:	61.3 Ac.
WETLAND AREA:	20.4 Ac.
WETLAND BUFFER AREA:	4.8 Ac.
NET DEVELOPABLE AREA:	36.1 Ac.

ZONING:	PUD
LAND USE:	LOW AND MED. DENSITY RES.

PROP. 55' WIDE SINGLE FAMILY LOTS:	43
PROP. 65' WIDE SINGLE FAMILY LOTS:	39
PROP. TWIN HOME LOTS:	66
TOTAL LOTS:	148
PROPOSED NET DENSITY:	4.09 UNITS/AC

P.U.D. STANDARDS:	
SINGLE FAMILY:	
LOT WIDTH MINIMUM:	55' WIDE
LOT SIZE MIN.:	6,000 S.F.
FRONT SETBACK:	25'
SIDE SETBACKS:	7.5'/7.5' OR 5'/10'
REAR SETBACKS:	25'
TWIN HOMES:	
LOT WIDTH MINIMUM:	32' WIDE
LOT SIZE MINIMUM:	4,00 S.F.
FRONT SETBACKS:	25'
SIDE SETBACK (HOUSE):	7.5'
REAR SETBACK:	25'

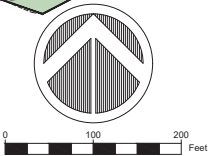
SOUTH PARCEL	
GROSS AREA:	13.1 Ac.
WETLAND AREA:	0 Ac.
NET DEVELOPABLE AREA:	13.1 Ac.

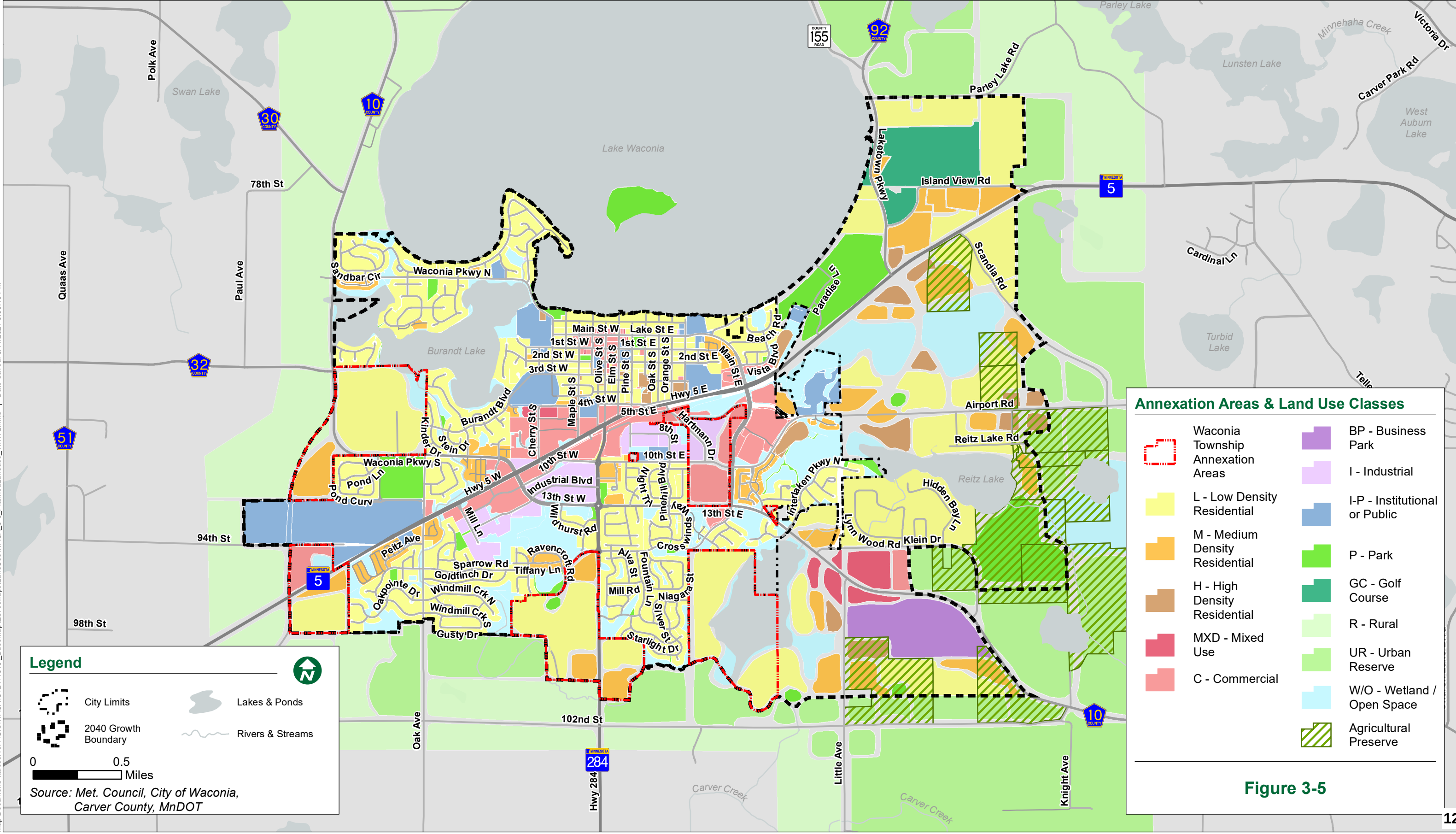
ZONING:	R5
LAND USE:	HIGH DENSITY RES.

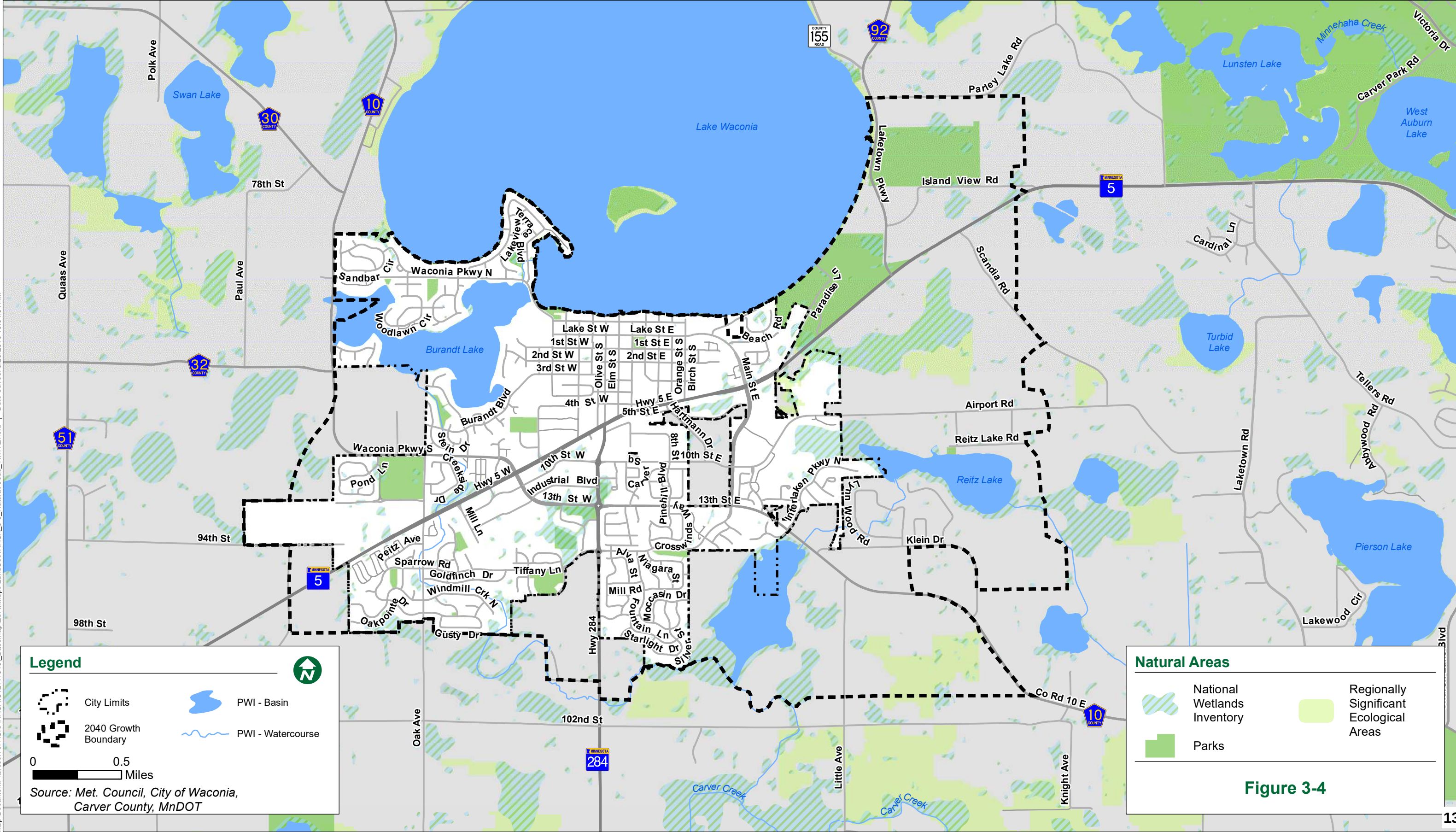
PROPOSED UNITS:	~105-280
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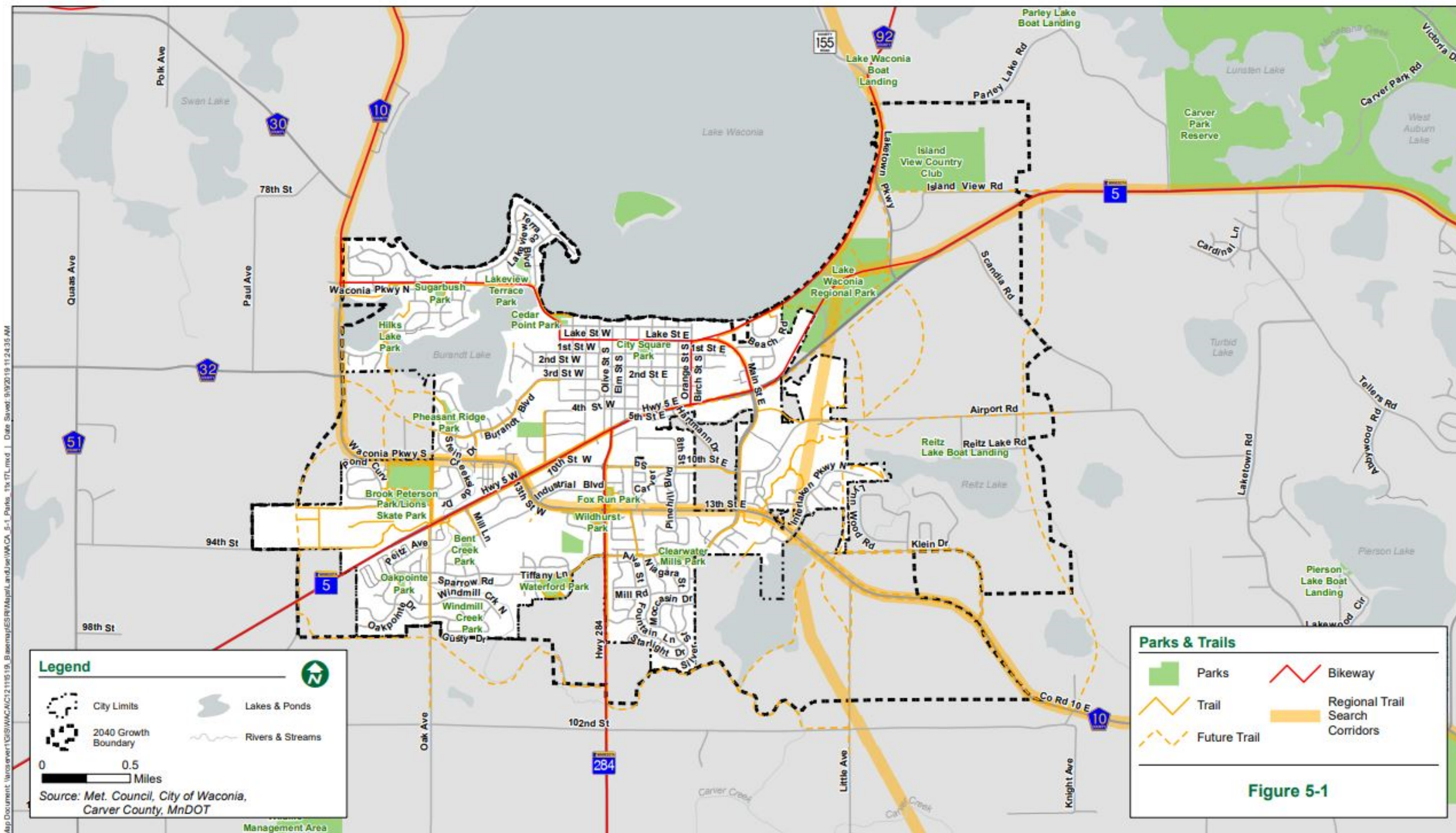
PROPOSED NET DENSITY:	8-22 UNITS/ACRE
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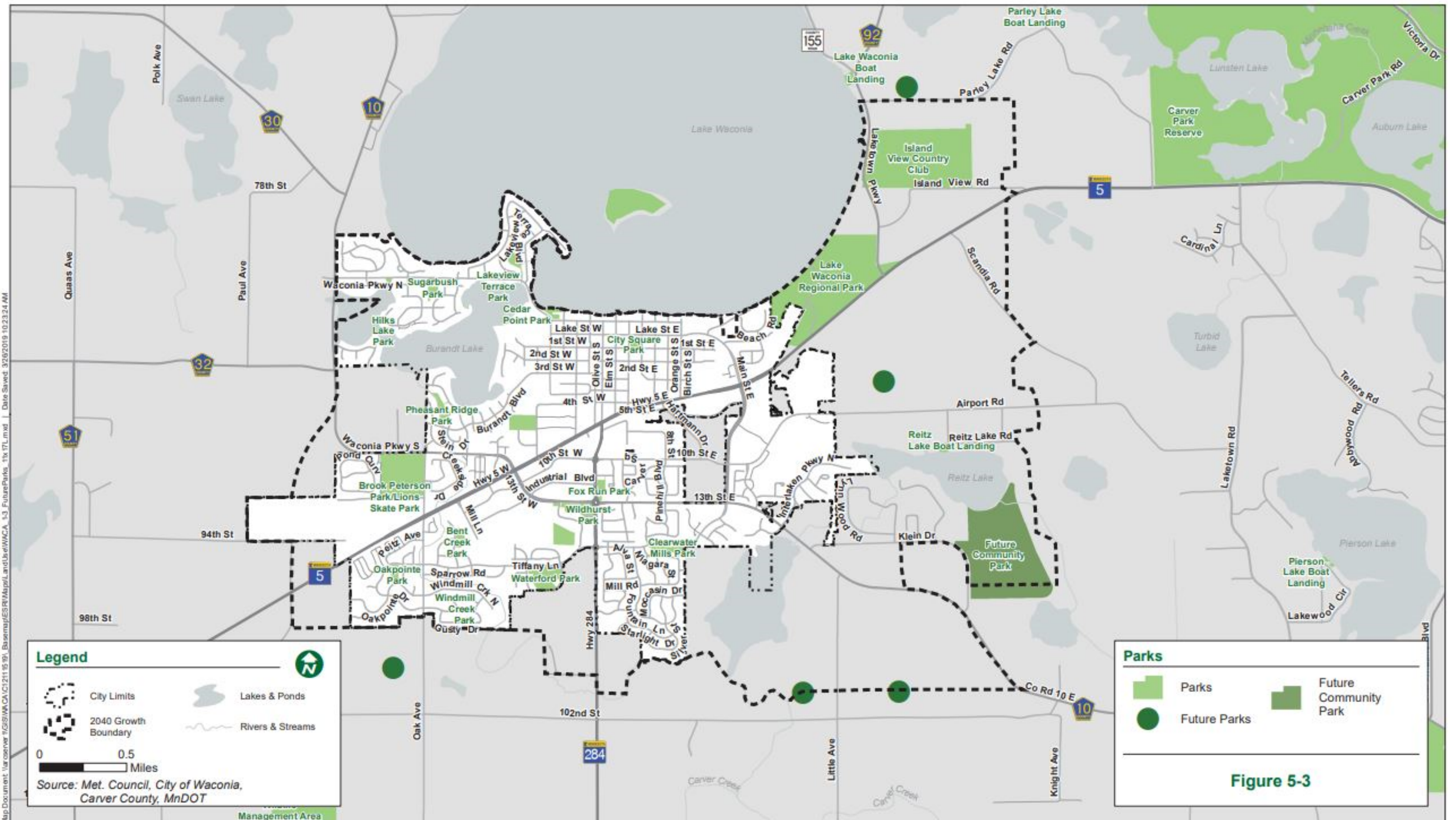
CONCEPT B
KIRSCH PROPERTY

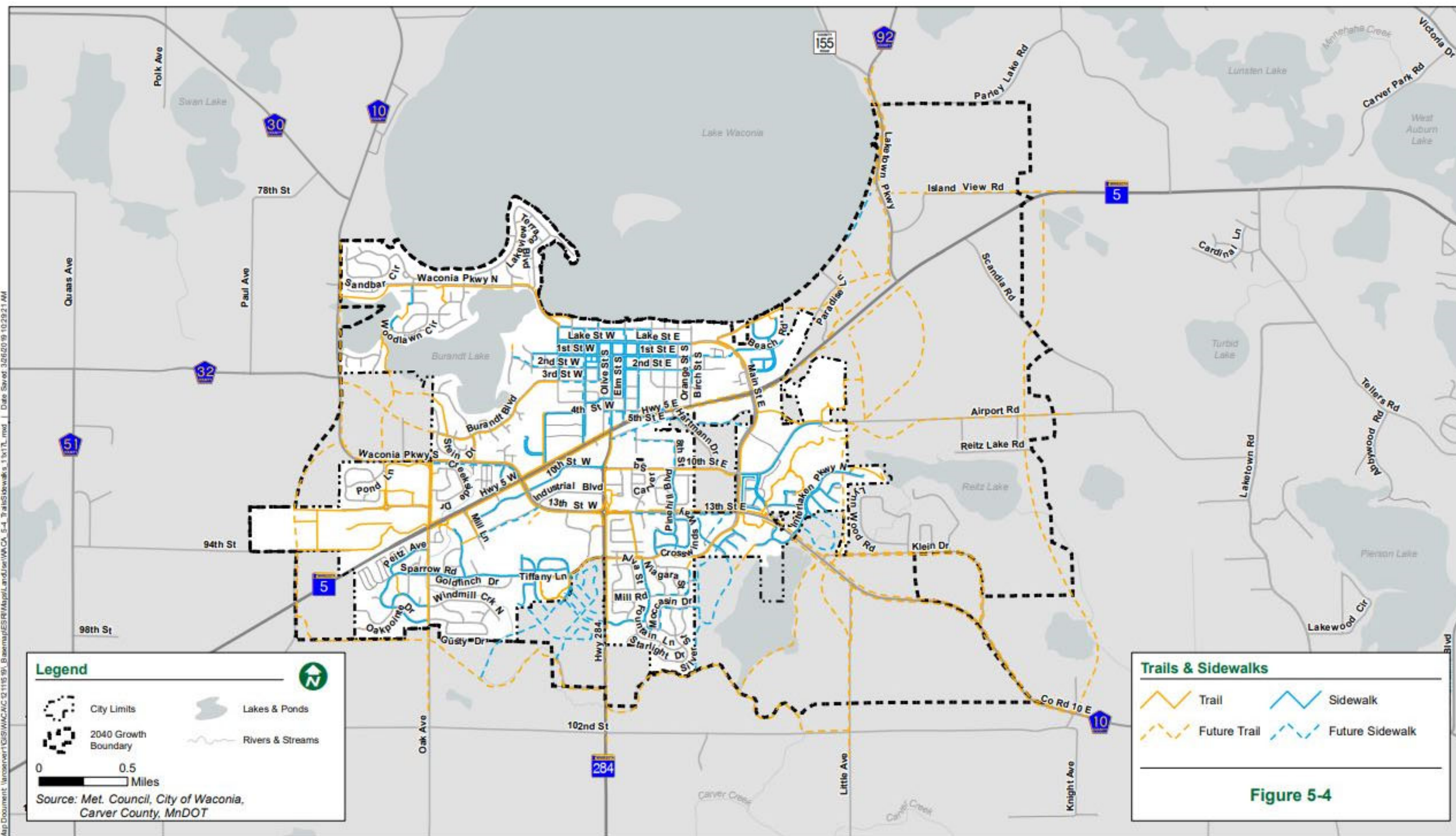












**Table 3-10
Land Use Plan Categories and Proposed Zoning Map Districts**

Category	Land Uses	Zoning Districts
Low-Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family District R-2, Single Family District
Medium-Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre. *	R-2, Single Family District R-3, Medium Density District R-4, Mixed Residential District
High Density Residential	All forms of attached housing ranging from 8 to 22 units per acre.	R-5, High Density Residential District
Rural	Includes farming and very low density housing (not exceeding one house per 40 acres). Locations shown as Rural are not planned to be annexed to the City of Waconia.	A, Agricultural District
Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and very low density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after year 2040, if ever.	A, Agricultural District
Mixed Use	Commercial retail or service businesses, offices and high-density housing. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.	PUD, Planned Unit District R-5, High Density Residential District
Commercial	Businesses providing retail trade or services for individuals or businesses. Also includes office buildings.	B-1, Highway Business B-4, Health Care Business
Business Park	This category includes office buildings, office-showroom, light industrial buildings and manufacturing-related warehousing in landscaped "campus" settings with hidden truck docks and no outdoor storage. This category is intended to be a more attractive alternative to conventional light industrial areas.	I-1, Industrial Park District
Industrial	This category includes manufacturing or warehousing that may involve heavy truck traffic and the handling of raw materials.	I-1, Industrial Park District I-2, General Industrial District
Institutional or Public	Public or private schools; municipal properties; County fair ground; religious organization properties.	P, Public District
Park – Existing	Existing public parks.	P, Public District Any Residential district
Park – Planned	Locations of future parks shown on Figure 3-5, Land Use, Plan Map, are only conceptual.	P, Public District Any Residential district
Wetland / Open Space	Includes wetlands and floodplains.	C, Conservation District Any other zoning district
Golf Course	Public or private golf course.	R-1, Single Family District

* 25% of the Medium Density Residential will be developed at a minimum density of 8 units per acre.