

CITY OF WOODBURY
PLANNING COMMISSION MINUTES
August 16th, 2021

Pursuant to due call and notice thereof, a regular meeting was held at Woodbury City Hall, 8301 Valley Creek Road on the 16th day of August 2021.

CALL TO ORDER

Chair Shannon Olsen called the meeting to order at 7:00 p.m.

ROLL CALL

Upon roll call the following members were present: Jennifer Nowacki, Richard Johnson, Shannon Olsen, John Jarrett, Avin Kallenbach, and Jefferson McGough.

Absent member: Francisco Adruet, Ryan Christenson

Council Liaison Present: Steve Morris

Staff Present: Eric Searles, City Planner and Dan Krumwiede, Planner I

DEVELOPMENT ITEMS

ITEM 1: 8386 Ranch Road Property Acquisition Project No. 28-2021-00464

Staff is requesting the Planning Commission affirm the acquisition of the property located at 8386 Ranch Road is consistent with the 2040 Comprehensive Plan.

Eric Searles, City Planner, stated in 2018, the State of Minnesota and 3M entered into a grant agreement to mitigate the impacts of PFAS and “to enhance the quality, quantity and sustainability of the drinking water in the East Metropolitan Area.” Eric Searles stated the Minnesota Pollution Control Agency (MPCA), with assistance from the Department of Natural Resources (DNR), are the responsible state agencies for administering the grant dollars. Eric Searles stated as part of this effort, the state has developed three draft conceptual drinking water supply options for the communities impacted by PFAS. Eric Searles stated all three (3) draft options require a long-term water treatment facility in Woodbury. Eric Searles stated to facilitate the design and ultimate construction of a long-term water treatment plant, property acquisition is required.

Eric Searles stated staff, in coordination with the State of Minnesota and the City’s technical consultant AE2S, have identified the property located at 8386 Ranch Road as the optimal site among the available options for location of a future water treatment plant. Eric Searles stated at their January 13, 2021 meeting, the City Council authorized the property acquisition of the property located at 8386 Ranch Road for use as a future water treatment plant.

Eric Searles stated Minnesota Statutes, section 462.356 requires the Planning Agency, in this case the Planning Commission, to review property acquisitions for compliance with the adopted Comprehensive Plan prior to final acquisition. Eric Searles stated the agency must report, in writing, the findings for compliance.

Eric Searles stated within the Water Supply Chapter of the Comprehensive Plan, guiding principles are established with one of the outcomes identified to “*continuously provide safe, reliable, clean water that meets all state and federal standards and guidelines for quality.*” Eric Searles stated the following findings and guiding principles support the City’s need to acquire and ultimately construct a water treatment plant on the property located at 8386 Ranch Road;

Resilience: Develop the water supply in a manner that minimizes detrimental impacts on natural resources, provides water for current and future generations, and safeguards against climatic changes and natural disasters.

Quantity: *Provide abundant, safe drinking water for current and future generations of residents by protecting and managing groundwater.*

Quality: *Continuously provide safe, reliable, and clean drinking water that meets all state and federal quality standards and guidelines.*

Planning for the Future: *Maintain drinking water quantity and quality at an affordable cost and expand service to new development.*

Eric Searles stated staff recommends the Planning Commission adopt Resolution 21-01 affirming the acquisition of the property located at 8386 Ranch Road is consistent with the 2040 Comprehensive Plan, Case No. 28-2021-00464.

Chair Shannon Olsen opened the project up for the Commissioners questions.

Jennifer Nowacki asked if the entire twenty four acres is used for the Treatment Facility. Mr. Searles said the adopted grant agreement identifies the ability for the City to use the property for public purposes and if the site is not used for public purposes there would be a reimbursement for the grant. Mr. Searles said generally speaking those public purposes are defined as the water treatment facility use, native planting, tree preservation, berming and landscaping used to soften the impact of the structure on the adjacent residential properties. There is also potential that as part of the purchase agreement the existing property owner identified moving the existing homestead west and would then be reimbursed by the State of Minnesota. Mr. Searles said there likely is storage necessary for the functioning of the future treatment site.

Richard Johnson asked in terms of the whole water supply, would this facility serve the entire City or just part of it. Mr. Searles said the location of this facility is strategically located on our south well field. Mr. Searles said all of Woodbury's locations would be piped to this facility and all wells will be served treated water.

Mr. Johnson asked if the existing Water Treatment Center had a plan for what phases out and when the new one phases in. Mr. Searles said that will come with the delivery of the permanent treatment facility and will likely have Commissions that will need to occur for the operation but no timing has been decided for the Temporary Water Treatment Center to the Permanent. Mr. Searles said the request from the City Council has been that all drinking water be treated as part of the drinking water supply plan with the State of Minnesota and is awaiting their reply.

Mr. Jarrett asked about the property to the north by Hargis Parkway and asked if it was city owned. Mr. Searles confirmed that was city owned.

Ms. Kallenbach said she had concerns about smells or other conditions that will prevent residents from using the property to the north. Mr. Searles said City Staff toured a number of water treatment locations within the metro area and said one of the things noticed is they are very quiet uses and very small traffic uses and no odor.

Mr. McGough asked about the Ranch Road leading to this and what will be the access to this. Mr. Searles said there would be access coming from Hargis Parkway and not from the other streets.

Mr. McGough stated he believed Ranch Road was a private road up until now and asked if it would become public. Mr. Searles said it would not be, it would remain a private drive.

Mr. Searles stated in this case we would need to recommend the adoption of the Resolution of the 21-01 which was a small difference then prior projects.

MOTION: Jennifer Nowacki moved to approve Resolution 21-01 for the property located at **8386 Ranch Road Property Acquisition Project No. 28-2021-00464** subject to conditions as outlined in the Staff Report.

SECOND: John Jarrett

VOTING: All in Favor: Jennifer Nowacki, Richard Johnson, Shannon Olsen, John Jarrett, and Avin Kallenbach.

Against: None

Absent: Ryan Christenson

COUNCIL REPORT

Councilmember Steve Morris provided an update of Council activities and meeting which was held on August 11th, 2021. For further information about the Council meeting, refer to the minutes.

APPROVAL OF MINUTES

MOTION: Jennifer Nowacki moved to approve the minutes of the Planning Commission held on August 2nd, 2021 meeting as submitted.

SECOND: John Jarrett

VOTING: All in Favor: Jennifer Nowacki, Richard Johnson, Shannon Olsen, John Jarrett, and Avin Kallenbach.

Absent member: Ryan Christenson

Against: None

Absent: Ryan Christenson

ADJOURNMENT

The meeting adjourned at 7:28 p.m.