

**Development Review Team
October 24, 2018**

YMCA – DRT 2

Present: Greg Wagner, Zoning; Marty Schmitz, Zoning; Nathan Hall, Zoning; Jarrott Hubbard, Transportation; Megan Tasca, Natural Resources; Kate Sedlacek, Environmental Services; Jeremy Schussler, Building Inspections; Nathan Moe, Parks; Doug DuSold, New Market Twp; Doug Qwast, New Market Township; Amanda Novak, YMCA; Brian Kirk, YMCA; Courtney Armstrong, Studio BV; Betsy Vohs, Studio BV; Allison Salzman, Studio BV; Dan Elenbaas, Kimley-Horn

Applicant: YMCA Buffalo Run
Request: CUP for Day Park/Campground
Township: Sections 8 & 9, New Market
Current Zoning: RR-1/RR-1C
Staff Contact: Greg Wagner

- This 220 acre New Market Site would replace the 84 acre Kici Yapi camp in Prior Lake.
- This regional camp would utilize the many natural amenities (waters, woodlands, trails) and buildings for activities such as hiking, paddle boarding, swimming, talking, science/arts, horseback riding, canoeing, fishing and other outdoor recreational activities.
- The site would include new outdoor recreational amenities including courses for climbing, survival skills, amphitheater, sliding hill, swimming pool and splash pad.
- YMCA camps are designed for kids 15 years of age and under, who are typically bused to the site for daily activities. They do not have overnight camping for their standard operations.
- The camp would also convert the main residence to a staff resource and medical facility, and use the existing accessory buildings for indoor learning centers, science & arts, and other camp activities. There would also be a caretaker cottage for a full time maintenance/security person.
- The main entry would be off of 240th Street East (CR 62) and Zane Avenue (gravel Twp road).
- The main lake is used by the landowner for fishing and swimming, but other water areas will be tested for recreational use as part of the YMCA facility.
- The site is fenced with a mix of timber, agricultural and chain-link fencing so the adjacent neighbors know the property's extent.
- The YMCA timeline would be permitting over the fall/winter and then site improvements and necessary construction completed in the spring and summer of 2019 to be open Labor Day 2019.
- Phase 2 of the project would include possible overnight camping areas and a Farm to Table food building, pizza oven, and a community retreat center. This phase would allow for more public use and community programs, including winter programs (sledding, cross-country skiing, skating, etc.).

NEW PROJECT UPDATES:

- Survey work is ongoing, and the road alignment has been reviewed with the Township and Township Engineer. Soils and Wetland work is also being conducted.
- The project drawings have been updated to reflect known easement alignments on Zane Avenue. Some additional easement will need to be acquired from properties along Zane.
- More details were presented regarding the parking, buildings, trails and other facilities. There will be no separate staff entrance off of 230th Street, only an emergency access entrance.

- Traffic Counts were conducted on 204th Street East showing 435 total trips per day. The YMCA indicates that 13-14 buses would drop off/pick up (morning/afternoon) along with 38-45 cars. The car count is anticipated to be lower than their Prior Lake camp due to distance out from the cities. Fall/Spring is planned at 3-4 busses and 12-50 cars per day, with less in the winter months.
- The YMCA will be hosting a public open house on the proposed camp on Thursday, November 8th at the New Market Township Hall.

Planning Department & Building Inspections

- The property is zoned RR-1/RR-1C (majority is RR-1), which is a rural 1 home per 10 acre density area, and allows day park & camping facilities through a Conditional Use Permit (CUP) that requires a Township recommendation, public hearing, and final action by the Scott County Board of Commissioners.
- The main concerns will be mitigating impacts on adjacent properties and the transportation system.
- The CUP will include conditions based around the performance standards of the Zoning Ordinance and ensuring that the use complies with required setbacks and building regulations.
- The Building Inspections department provided information on required building permits but until permits/plans are submitted they do not have any specific comments other than the buildings will need to be brought up to code and may need an architectural analysis for change in use.
- New building elevations were included in the updated materials that included possible use classifications. Detailed plans are not required for the CUP, but will be required for building permits. The YMCA can meet with the Building Department following CUP action and ahead of any permit submittal to review requirements in more detail.

Natural Resources

- A Resource Management Plan (RMP) is required to address Stormwater Management (rate control, volume control, and water quality), Grading, Erosion and Sediment Control. This should also include a SWPPP and NPDES Permit.
- The property is with the Vermillion River Watershed District; however, Scott County is a member of this Organization and has adopted the Vermillion standards in County Ordinance and does the project review on behalf of the Watershed District.
- A wetland delineation is required and would be reviewed by the Scott Soil & Water Conservation District (SWCD) on behalf of New Market Township to ensure there are no negative impacts to wetland areas. Staff encouraged the applicants to complete a wetland delineation ASAP to stay on track with the desired timeline. Wetland delineations need to be done during the growing season, which is typically mid-April to mid-October.
- The proposed splash pad and other water park features may require a high-pressure water well and state permitting
- Some of the open water areas on the site are DNR protected wetlands. The MN DNR commented that this is a great use for the very wet property, but that any boardwalks or other trails around protected wetlands would require a DNR permit.

Environmental Services Department

- An Environmental Assessment Worksheet (EAW) is mandated by the State for any project proposing 80 acres or more of changed land use, or for a use that has 5,000 or more people. Based on this proposal an EAW would not be required; however, this will need to confirm as the review

process continues and additional information on site improvements are provided and should be based on peak usage.

- The County noted that there was an illegal hazardous waste dump found on the parcel from activities that occurred around 1987-1990. Site clean-up was completed and the MPCA did indicate that the clean-up was completed; however, it is not known how extensive the illegal dumping was and it cannot be confirmed that all containers were found.
 - The main home failed a septic compliance inspection but the cabin septic system passed.
 - A licensed septic designer is required for any new and replacement wastewater treatment systems.
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- Environmental Services reviewed the EQB definition of “permanent conversion” regarding mandatory EAW for land use conversion. "Permanent conversion" means a change in use of agricultural, naturally vegetated, or forest lands that impairs the ability to convert the land back to its agricultural, natural, or forest capacity in the future. It does not include changes in management practices, such as conversion to parklands, open space, or natural areas. The areas that will be permanently converted are under the 80 acre threshold.
- Soils work for the proposed septic locations needs to be done before the ground freezes and when the soil is dry. Since the applicants have established an escrow, County Environmental Staff can do site work with the soils investigator, or after soil boring work is submitted to the County. This should be done ASAP due to potential changing weather conditions.
- The wastewater volume or strength may require an intermidate or advanced septic designer

Transportation

- Request that average daily traffic volumes (visitors) to the current facility be sent to the County.
- County Transportation staff indicated only one access would be allowed to the site off of 240th Street East (County Road 62), and this would be the Zane Avenue connection. (provided).
- Turn lanes (right-turn and bypass lane) will be required at Zane Avenue.
- Zane Avenue will need to be upgraded/paved to service as the main entrance.
- 230th Street East is paved to the property line but gravel in front of this property. The Township will discuss paving of the road past the property.
- As indicated the applicants have been meeting with the Township and Township Engineer to discuss road issues/improvements. A development agreement will be required to ensure compliance with any road improvements. This would be drafted by the Township Attorney and reviewed by the YMCA and Scott County before final approval.
- The applicants questioned the need for a bypass lane, and requested that County staff review the current traffic numbers and anticipated trips to re-assess whether a bypass lane is warranted.
- Any acquisition costs for road easement would be the responsibility of the YMCA.

New Market Township

- The Township is supportive of the use and would like to continue dialog with the YMCA and be part of the process.
- The Town Hall is on 230th Street to the east of the site and could be the location for an informational neighborhood meeting if public outreach (recommended) is planned.