

**Carver County Board of Equalization Meeting**  
**Monday, June 15, 2009**  
**4:00 p.m.**  
**Carver County Government Center**  
**Chaska, Minnesota**

**Carver County Board of Commissioners**  
**June 16, 2009**  
**County Board Room**  
**Carver County Government Center**  
**Human Services Building**  
**Chaska, Minnesota**

**County Board Work Session Agenda**

<b>Time</b>	<b>Topic</b>	<b>Page</b>
4:00 p.m.	1. <b>ADMINISTRATIVE SERVICES</b>	
	1. Discussion of the Oak Grove redevelopment project.....	1-2
4:45 p.m.	2. <b>COMMUNITY SOCIAL SERVICES</b>	
	1. Update on medical assistance transportation brokerage services.....	3
4:50 p.m.	3. <b>LAND AND WATER SERVICES</b>	
	1. Board input on certain comp plan and water plan items .....	4-8
6:00 p.m.	Board and Administrator Reports	

David Hemze  
County Administrator



# REQUEST FOR BOARD ACTION

**AGENDA ITEM : Discussion of the Oak Grove Redevelopment Project - NYA**

Originating Division: Administrative Services

Meeting Date: June 9, 2009

Amount of Time Requested: 30 minutes

Attachments for packet:  Yes  NoItem Type:  Consent  Regular Session  Closed Session  Work Session  Ditch/Rail Authority**BACKGROUND/EXPLANATION OF AGENDA ITEM:**

**Background:** The City of Norwood Young America plans to redevelop the 4-acre Oak Grove Dairy site and the plan includes a Public Library, City Hall, Sheriff's office space, and fifty units of market rate senior housing totaling about 95,500 square feet. Estimated cost of the facility is \$10.8 million. If approved by NYA City Council, construction could start as early as fall 2009 with completion in late 2010. Funding sources for the project include CDA and City bond issuance, as well as additional up-front and annual CDA financial contributions, and a one-time capital contribution from the County. At this point, there is still a \$95,000 annual gap that needs to be filled for the life of the bond, but the project costs may come down after a bid and/or when more detailed construction drawings are developed.

**Library:** A Library Needs assessment completed in 2007 identified the need for an expanded library facility from the current library of 2,700 square feet. Community focus group meetings were held to gather input into services and features for a new library and it became clear that the community has high expectations for the library both in its physical and virtual form. The proposed library is about 9,310 square feet.

**Grants:** As part of the ongoing planning for this project the City of Norwood Young America, CDA and the Library have received \$1,523,300 in grants including a \$265,135 Public Library Construction Grant which matches city construction dollars for the build out of the Library.

**County Costs - Operating:** Library staff has made a commitment, through operational savings, to absorb the ongoing costs for the 1.0 FTE (2 part-time) Library Assistant staffing positions which totals \$51,600.

**County Costs - Capital:** Staff have re-examined the costs and brought them down from \$900,000 to about \$514,000 as outlined in the attachment. One time funding for opening day collection, furniture, fixtures, equipment and professional fees total \$514,200. The County currently does not have funds set aside for these one-time costs. Options to pay for capital funding needs include bonding, incorporate costs into the 2010 budget, or utilizing the County's Year-End Savings account.

**ACTION REQUESTED:** Discuss the project and address questions from the Board.**FUNDING**

County Dollars = \$526,000

Other Sources &amp; Amounts =

= \$

**TOTAL**

= \$526,000

**FISCAL IMPACT** None Included in current budget Budget amendment requested Other:

**Related Financial Comments:** If the project is approved by the City of Norwood Young America, the estimated 2010 financial impact is \$526,200.

 Reviewed by Division Director

Date: June 8, 2009

**Carver County Library**  
**Capital Planning and Operating Cost for Norwood Young America Library**

Square Footage	9,310 sq ft		
<b>Operating Costs</b>			
New FTEs	1	\$51,628	2 PT Library Assistants to be
<b>Total Ongoing Expenses</b>		<b>\$0</b>	absorbed thru operational savings

**Capital Costs**

Opening Day Collection		\$250,000	Assume \$30 per book & media
Furniture, Fixtures, Equipment		\$186,200	Based on recent cost in St. Cloud
o computers		\$18,000	8 current, add 12 more @ \$1,200/pc
Professional Fees		\$60,000	Architect fee
<b>Total One Time Expenses</b>		<b>\$514,200</b>	



# REQUEST FOR BOARD ACTION

## AGENDA ITEM : Update on Medical Assistance Transportation Brokerage Services

Originating Division: Community Social Services

Meeting Date: June 16, 2009

Amount of Time Requested: 20 minutes

Attachments for packet:  Yes  No

Item Type:  Consent  Regular Session  Closed Session  Work Session  Ditch/Rail Authority

**BACKGROUND/EXPLANATION OF AGENDA ITEM:** This past session the MN Legislature passed a law preventing DHS from contracting for brokerage service for MA clients in need of medically necessary transportation in the 11 county metropolitan area effective July 1, 2009. For the past 5 years DHS has contracted with Medical Transportation Management (MTM), a national company that specializes in scheduling and arranging for ride requests for MA eligible clients, for MA transit brokerage services in the 11 county metro area. Prior to that time counties were responsible for ensuring access to transportation services for MA clients. Due to the short time frame involved in assuming responsibility for this service, most of the metro counties are considering contracting with MTM to continue the MA transit brokerage service in their area. The estimated 1 year cost to Carver County for this service would be \$38,400.

Staff from both Carver & Scott counties have been meeting to determine whether or not Scott/Carver Transit could perform this brokerage service for MA clients at a considerably cheaper cost. In addition to the scheduling & dispatching of the ride requests, Scott/Carver Transit could actually provide the ride for the majority of the requests, & receive reimbursement for the trips from DHS. Currently, although both Carver & Scott Counties have contracts with MTM to transport MA clients in their respective counties, the majority of the rides in Carver County are dispatched by MTM to Waters Edge, a private for profit firm located in Waconia that provides non-emergency transportation services in 6 counties. Prior to July 1, 2004, when DHS began contracting with MTM, Carver County Transit provided both the brokerage and transit service for MA clients in Carver County.

During the month of April 2009, an average of 14 Carver County clients per day received MA transit services brokered by MTM. Resuming the brokerage & transit service for MA clients would reduce the fragmentation of service provision that currently exists with transit in Carver County.

**ACTION REQUESTED:** Discussion with the Board

### FUNDING

County Dollars =	\$
Other Sources & Amounts =	
Donations =	\$
<b>TOTAL</b> =	\$

### FISCAL IMPACT

- None
- Included in current budget
- Budget amendment requested
- Other:

Related Financial Comments:

Reviewed by Division Director

Date: June 8, 2009



# REQUEST FOR BOARD ACTION

**AGENDA ITEM : Work Session – Board Input on Certain Comp Plan & Water Plan Items**

Originating Division: Land Water Services

Meeting Date: 9 June 2009

Amount of Time Requested: 1+ hours

Attachments for packet:  Yes  NoItem Type:  Consent  Regular Session  Closed Session  Work Session  Ditch/Rail Authority**BACKGROUND/EXPLANATION OF AGENDA ITEM:** There are several Comp Plan and Water Plan update items that staff would like to go over with the Board & get Board input.

Comprehensive Plan: Conservation Incentive; Building Eligibility Transfer; Transition Area; Multi-Modal/RSD; Water &amp; Natural Resource Element

Water Plan: Ditches; Urban Stormwater; Wetlands; Natural Resource Chapter; Administration –boundary changes

Other related issues that are ready for discussion may also be presented.

**ACTION REQUESTED:****FUNDING**

County Dollars = \$

Other Sources &amp; Amounts = \$

= \$

**TOTAL** = \$*Related Financial Comments:***FISCAL IMPACT** None Included in current budget Budget amendment requested Other: Reviewed by Division Director

Date: 1 June 2009



**Land & Water Services Division  
Carver County Government Center  
600 East 4th Street  
Chaska, Minnesota  
(952) 361-1820 fax (952) 361-1828**

Date: June 3, 2009

To: Carver County Board of Commissioners

From: Dave Drealan, Paul Moline

Subject: Comp Plan & Water Plan Issues

## **Comprehensive Plan**

### **CHANGES TO CONSERVATION INCENTIVE**

Change to policy based

Applicable to all options, 1/40, WOODED lot, Hi Amenity

Value relationship

No incentive for ag land

Should this be used as a tool specifically for permanent stream buffers?

The old and new language is attached for your reference.

### **BUILDING ELIGIBILITY TRANSFER to non-adjacent parcels**

The transfer of eligibilities to non- adjacent parcels is permitted provided that

- the sending and receiving parcels are in the same township; and
- both the sending and receiving parcels are in the same taxing district; and
- the township has provided for this option in its comprehensive plan chapter.

**TRANSITION AREA** - new feedlots of 30 or more animal units prohibited (current rules totally prohibit new feedlots); current language provides for city approval of certain CUP's; new language is more flexible.

- Conditional uses provided for in the Agriculture District should not be permitted in transition areas if they are a significant departure from the future land use in the City's Comprehensive Plan and the use is of a nature that it could not easily and economically converted to the planned land use upon urbanization.

**MULTI-MODAL** - Provision for multi-modal activities added to the Bongards RSD language

**SOLAR ACCESS & ALTERNATIVE ENERGY SOURCES** - Plan currently addresses on Solar Access – should this be expanded to address other alternative energy sources such as wind turbines?

**WATER & NATURAL RESOURCE PLAN ELEMENT** – staff is tentatively moving the Natural Resources component to the Water Management Plan. It is a much better fit in the Water Management Plan as it

dovetails with Natural Resources chapter of the Water Plan and many of the Water Plan and TMDL implementation activities. This change gets natural resource activities all in one Plan. The staff would like Board input on this approach. The Green Infrastructure/Natural Resource Assessment map that is part of the natural Resource component has recently received some discussion. We would like to go over this map with the Board and get Board input on how it should be handled. The Natural Resource Assessment map will be available at the meeting and at a size that better shows the detail of the map.

## **Water Management Plan:**

Staff has been working with the WENR Committee on a variety of updates to the Water Plan and has given the Board periodic updates. However, there are several areas the staff would like to discuss further with the Board and obtain Board input.

**DITCH MANAGEMENT** - recognize value of drainage system and the impacts to water quality and quantity. Provide direction to implement BMP's on ditch system to mitigate impacts. Does **not** involve any regulatory activities.

**URBAN STORMWATER MANAGEMENT** – provide direction for mitigating stormwater runoff, meeting state standards. Standards would not be changed until future ordinance amendment.

**WETLAND MANAGEMENT** – update the current Plan language to remove specific numbers and provide direction for wetland disturbance for new construction – to match city & state standards; provide direction on Prioritizing Wetland Restoration Opportunities

**NATURAL RESOURCES** - staff is proposing to integrate natural resource issues from the Comprehensive Plan into the Natural Resource chapter of the Water Plan. This would update the Natural Resource Water Plan chapter to include the natural resource assessment and its relation to funding and restoration opportunities, particularly in light of the new Constitutional Amendment funding.

**ADMINISTRATION** – propose combining Crow River & Pioneer Sarah; combine East & West Chaska Creeks; look at boundaries with other water management agencies.

There may be other related issues that will be ready for discussion at this work session.

# CONSERVATION INCENTIVE AS ORIGINALLY PROPOSED

## **OPTION 2B: Wooded/Lakeshore Lots with Conservation Incentive**

1/40 base density with limited additional development in exchange for conservation activity. This option provides for up to 4 per 40 density on each parcel that was of record as of December 31, 2008. This additional density is permitted only in townships that specifically provide for such density in their Comprehensive Plan Township Policy Chapter. Option 2B seeks to preserve and restore Carver County resources by allowing land owners the opportunity to receive additional building eligibilities beyond the 1 per 40 base density of the township in exchange for one or more of the program activities outlined in the Option 2B Incentive Activities section of the Land Use Element and the zoning ordinance, as guided by the community values outlined in COUNTY GOAL LU-2.

### **Option 2B Eligibility Standards:**

Standards for eligibility for additional density under the OPTION 2B:

All lots to be created shall have frontage on a public road or other road built to the same standards as a public road.

All proposed residential lots shall have an adequate building area - minimum area needed to accommodate an on-site sewer system with two or more treatment areas, a house, garage, and storage structure, while observing all required setbacks.

Preserve existing resource as identified by the Minnesota Land Cover Classification System, soil survey and/or the Carver County Natural Resources Assessment through a permanent conservation easement, and/or restoration of an area back to its presettlement natural state and preserve that area through a permanent conservation easement.

Minimum of 10 acres of natural resource must be permanently preserved or restored on a single parcel to be eligible for 1 density credit; 10 acres can be reached through a combination of restoration and/or preservation activities as outlined in the activities section and the zoning ordinance.

Minimum 40 acres of farmable land with majority identified by the soil survey as prime agricultural land must be placed in long-term protection to be eligible for 1 density credit.

### **Option 2B Development Standards:**

The following standards shall be used to guide development occurring under Option 2B

The building lots are to be considered residential lots, not agricultural parcels. The minimum lot size shall be related to the minimum area needed to accommodate at least two on-site sewer systems, a house, garage, and storage structure, while observing all required setbacks. Varying lot sizes will be considered provided building sites for additional eligibilities are clustered in a way that minimizes impact on existing natural resources and uses the minimum practicable amount of LTA land.

Residential areas should be located so as to provide the most effective buffering from through roads, agricultural areas, and feedlots within the context of the other requirements and development standards.

### **Option 2B Incentive Activities:**

The following general activities shall be considered under Option 2B

The following descriptions provide a general overview of the types of conservation or restoration activities that would be required under the Option 2B in exchange for density incentives. Specific activity guidelines and requirements are further explained in the zoning ordinance.

Permanent preservation of natural areas (wetlands, woods, bluffs, ravines, shoreland and prairie) through a conservation easement

Restoration or enhancement of natural resource such as

Wetland restoration

Forest or woodlands restoration

Prairie restoration

Bluff restoration

Shoreland restoration



Long-term preservation of prime agricultural land through a 40 year easement that would limit development on parcel; development rights can be transferred within township to avoid development on prime agricultural land.

## **CONSERVATION INCENTIVE AS CURRENTLY PROPOSED**

The purpose of the Conservation Incentive is to give landowners the opportunity to protect, preserve, enhance or restore natural resources on their property. In exchange for these conservation activities the property owner would be allotted additional building eligibility(s).

Policy - It is not the intent of this provision alone, or in combination with the other density options, to provide for the development of the land generally at a 1/10 - 4/40 density; nor is it the intent of this provision to generate exclusively large lot subdivisions, such as dividing a 40-acre parcel into four 10-acre lots.

Policy - This provision can be used in combination with any of the other density options available to the Townships. Additional eligibility(s) allotted under this provision are in addition to any eligibility(s) available under the density option in the respective Townships.

Policy - The following descriptions provide a general overview of the types of conservation or restoration activities that would be required to qualify for density incentives. A project may consist of a combination of two or more of the activities listed below. Specific activity guidelines and requirements are further explained in the zoning ordinance. Permanent preservation, restoration, or enhancement of:

- Wetlands
- Forest or woodlands
- Prairie
- Bluffs
- Shoreline

Policy – There should be a reasonable relationship between the public value created by the conservation activity and the value of the eligibility.

Policy – Adjacent landowners may combine efforts to conduct a conservation project that crosses property boundaries.

Policy – This incentive cannot be used on land where another permanent incentive has been used – for example a wetland restoration for which payment was received, or on land where there is a temporary incentive – such as 8 year CRP – until the incentive period has ended.

Policy – The Conservation Incentive is available only in Townships that provide for it in their Comprehensive Plan.

Policy – The minimum lot size shall be related to the minimum area needed to accommodate at least two on-site sewer systems, a house, garage, and storage structure, while observing all required setbacks. Varying lot sizes will be considered. Lots should either be small and clustered or large enough, typically 20 plus acres, to support a farming activity. If at all possible, Long Term Ag Land (LTA) should remain in large, farmable parcels.