

MEMORANDUM

TO: Annandale Transition Area Committee Members
FROM: Stacy Marquardt, Assistant Planner
DATE: July 8, 2008
RE: Wright County Northwest Quadrant Land Use Plan – Annandale Transition Area
Committee Meeting #2 Summary

The following document summarizes the second Committee meeting for the Wright County Northwest Quadrant Land Use Plan – Annandale Transition Area; it is not meant to be a complete record of discussions which took place, but rather a summary of the various topics and issues raised and discussed.

Date of Event: Tuesday July 8, 2008 4:00 PM – 5:30 PM Location: Annandale City Hall

Attendees:

Mark Casey, City of Annandale (Committee Member)
Dewey Gunnarson, Annandale Planning Commission (Committee Member)
Laura Hood-Beckman, Corinna Township Resident (Committee Member)
Dick Naaktgeboren, Corinna Township Board (Committee Member)
Maynard Nilson, Southside Township Board (Committee Member)
Stacy Marquardt, Wright County Assistant Planner
Tom Salkowski, Wright County Planning
Charlotte Quiggle

I. Old Business and Current Handouts

- The meeting kicked off with a review of last meeting and if there were any outstanding questions.
- Salkowski discussed the population data that was in their packets. The City plans generally have higher estimates and rates than the demographer's office and our projections based strictly on historical growth rates. Salkowski did an exercise on population estimates using 30 homes per year containing an average of 2.5 people per household in a 15 year period of time. The results for the Maple Lake area were similar to the City Plans and the results for the Annandale area were similar to our projections.

II. Annandale Utilities

Casey went over the sewer and water capacities for the City of Annandale. He stated that the capacity is not an issue at all. The south is most ready for new growth due to the trunk line that was put in by the Triplett Farms property. The west and northwest areas need to be “looped” as development occurs in the future, as the lines to the South Brook area on the west all dead-end.

III. Discussion on Trails

Hood-Beckman discussed the Cities focus on the trail system. Currently they are working on getting people from South Brook to town. She wanted to make sure that any development potential in the city takes into consideration the connection of trails. She also wanted to make sure this was a focus of the County and that they are working with cities to connect trails in and out of the city limits. Salkowski stated that they are in a "working" phase of County Road 17 and 12 trails. Gunnarson stated from a City standpoint trails are more beneficial when they are not crammed in. We need to make sure that through the development phases they give more than a few feet for these trails and more detail on where we start and end them. Hood-Beckman stated that part of Annandale's plan is to incorporate these trails and would like to see the County also participate in this. She is on the Board for the National Act System. Gunnarson stated he would like it to be a "community" trail system not just a "city" trail system. Hood-Beckman stated that Annandale's "vision" is "Heart of the Lakes Trail System" and she would like us to pass this along to the County Park Board.

IV. Maps

- The first map received was Annandale's Comprehensive Plan (aerial photo)
- The second map received is the first draft of areas proposed for a Transition District around the City of Annandale for the NWQ. Corinna's side is similar to the current agreement they have between the city and township, with a few small additions to the southeast and north. There is not currently a formal agreement between Southside and Annandale. The proposed area is a first cut for review by both the City and the two Townships. Based on data currently available, it should be more than enough to meet the needs for City growth over the next 20 years, with added room for flexibility and planning.
- Salkowski noted that the transition area on the map actually shows about 2.5-3 times more area than if you were to calculate projections using 30 houses per year. We may need to scale back a little but wanted to get feedback from the two Townships and the City.
- Salkowski reviewed how Rockford City laid out phased service areas which helped define the transition area in the NEQ. They used four phases based on sewer capacities and other factors. Hood-Beckman questioned why we do not use "rings"? Salkowski noted that on a flat, featureless plain, rings would work well, but when you bring in environmental factors and utility capacities the "ring" pattern is not practical.
- Gunnarson stated that the expense of running city sewer out to large lots in the county is prohibitive. That is why the city focused on the west and south areas; they are ready to service these areas. Gravel pits and the lakes may impact what is planned. It would be more desirable to develop the gravel pit area after mining especially since it would require city sewer. The City projects into areas that have the best potential for development. The lake could throw a wrench in the Cities current plan if they decide to sewer around the lakes. This would take a lot of the capacity and density away from what was originally included in the projections. However, most of the lakes in this area, density would not be an issue since they are almost fully developed.
- Hood-Beckman questioned what is negative about putting in city sewer around the lakes? Salkowski reviewed the emotional, political issues which arise due to the costs and varying willingness amongst lakeshore owners. The Ramsey Lake scenario with the City of Maple Lake was reviewed.
- Gunnarson asked about more stringent laws to help combat lake shore issues. Salkowski went over the point of sale program and how we handle lakeshore permits. Also the state has more stringent laws for systems regarding soils (soils verifications are now required). The state is trying to get more consistency on soil boring readings. However, the use of experimental systems are more accepted now so there are more alternatives for these smaller lakeshores lots where we used to say they were "unbuildable". The state is also accepting more cluster/community type systems, but in the end who is responsible for them when they break down? Naaktgeboren asked how Annandale receives funding for their wastewater facility? Casey indicated there are 0 federal dollars in the new plant, and they have a low interest loan through the state.

V. Goals and Next Steps

Staff will work to come up with policies for the Transition Area. One or more of the policies could revolve around lakes and city sewer. Salkowski asked that the members bring the maps to their respective town boards and city council to see if there are any changes that need to be made. Once we hammer out a consensus on the map then we can move into discussing and new policies that might be needed.

Naaktgeboren asked if you can hook up to city sewer without being annexed? Casey replied that right now it is in the policy of the joint planning board for the three cities that you must be annexed into the city to get their services. It is an all in or all out, kind of a "package deal". Salkowski also stated that you cannot have assessments outside city limits so it is very difficult for them to recoup these costs, which is why most cities require annexation for the services.

VI. ** Next meeting is August 12th, 2008 at 4:00 PM at the Annandale City Hall.