

Final Mitigation Plan

Southeast Town of Hassan AUAR

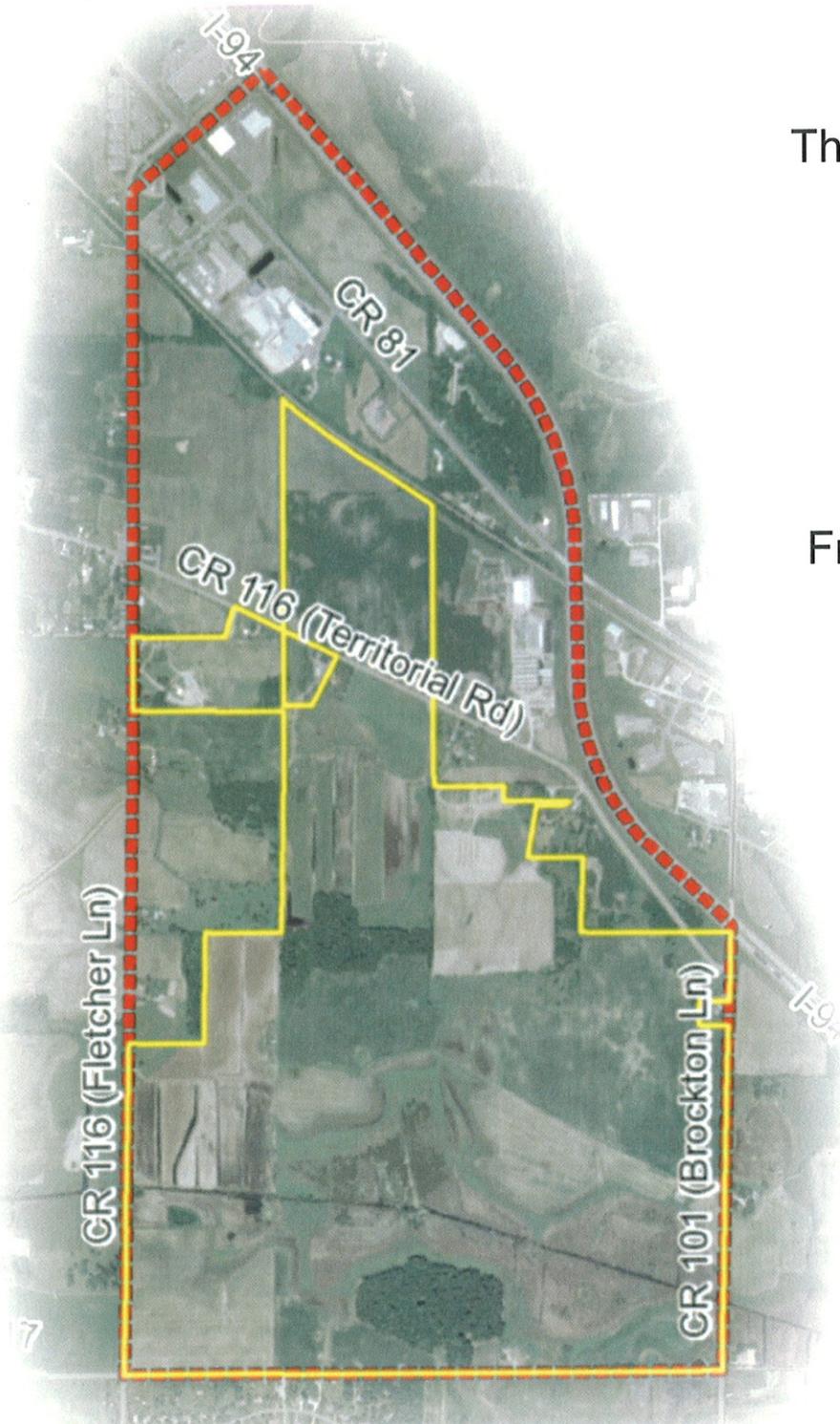
Prepared for:
The Town of Hassan, MN

Prepared by:
Schoell Madson
URS, Corporation
STS, Consultants
Fredrikson & Byron, P.A.



Schoell Madson
Planning Engineering Surveying

June 11, 2007



Final Mitigation Plan

11 June 2007

Southeast Town of Hassan AUAR

Note: This Final Mitigation Plan is meant to provide the reader with the basic understanding of what efforts are being considered for mitigation measures based on the AUAR and its understood impacts.

This Final Mitigation Plan was created based upon the comments received through the formal public review process.

Mitigation Plan

Mitigation Plan. The final AUAR document must include an explicit mitigation plan. At the RGU's option, a draft plan may be included in the draft AUAR document; of course, whether or not there is a separate item for a draft mitigation plan, proposed mitigation must be addressed through the document.

It must be understood that the mitigation plan in the final document takes on the nature of a commitment by the RGU to prevent potentially significant impacts from occurring from specific projects. It is more than just a list of ways to reduce impacts—it must include information about how the mitigation will be applied and assurance that it will. Otherwise, the AUAR may not be adequate and/or specific projects may lose their exemption from the individual review.

The RGU's final action on the AUAR must specifically adopt the mitigation plan; therefore, the plan has a "political" as well as a technical dimension.

Intent of Mitigation Plan

New development generates impacts on the environment and on existing development. These impacts result from construction activities associated with new development (i.e. erosion, dust, noise) as well as post construction associated with the activities and design of the new development (i.e. traffic, runoff, pollution, infrastructure demand, demand for increased government services). This plan identifies existing tools and policies that the Town of Hassan has in place to address the types of impacts that may result through development of the AUAR project area. The plan also identifies additional initiatives that will need to be implemented to mitigate potential environmental impacts resulting from the scenarios listed in the AUAR. The objective of the mitigation initiatives is not only to mitigate potential impacts, but also to improve current conditions in the area as development occurs. The mitigation plan is to be used in the following manner:

- Enforcing existing zoning and subdivision ordinances and other development regulations at the time of development concept submittals, preliminary and final platting, and during construction monitoring activities
- Referencing and implementing policy directions provided in the Comprehensive Plan, Orderly Annexation Agreement and other official policy plans, during the review and approvals of development projects
- Planning and building public infrastructure (roads, parks, trunk sanitary and storm sewer and water systems) in conjunction with private development initiatives
- Maintaining and updating existing plans and studies for the community
- Requiring additional field work/investigation as part of pre-development planning where potential environmental or cultural resources may exist but have not been verified or where more detailed air quality testing or noise monitoring may be needed.

5. Brockton Lane & CSAH 81 – The intersection will need to be upgraded to provide a protected left turn arrow for all movements and Brockton Lane will require two left turn lanes, two through lanes and one right turn lane in both directions.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2015	\$\$\$
6. CSAH 116 & CSAH 117 – Have 2015 improvements in place with the addition of an eastbound left turn lane	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$
8. CSAH 116 & Territorial Road – From the recommended 2015 traffic control and geometry, additional left turn lanes should be provided for the eastbound, westbound and southbound approaches so that all four legs have two left turn lanes.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$
9. Brockton Lane & Territorial Road – Same traffic control as recommended in 2015. The eastbound approach requires two left turn lanes and two through lanes are provide for the north bound approach, and two through lanes and one right turn lane are needed for the southbound approach.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
10. Brockton Lane & Territorial Road – The eastbound and northbound approaches provide two left turn lanes, two through lanes and one right turn lane. The southbound approach provides two through lanes, one right turn lane and three left turn lanes, and the westbound approach requires two left turn lanes, two through lanes and three right turn lanes.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
11. Brockton Lane & CSAH 81 - Have 2015 improvements in place with the addition of a through lane for eastbound and westbound CSAH 81	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$

12. CSAH 116 & CSAH 117 – Same traffic signal control and geometry as in the 2030 Scenarios 1 & 3, with the exception of providing and additional northbound left turn lane.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
13. CSAH 116 & Territorial Road – Same traffic signal control and geometry as in the 2030 Scenarios 1 and 3.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
14. Brockton Lane & Territorial Road – Same traffic control as recommended in 2030 Scenarios 1 and 3. The southbound approach requires an additional right turn lane.	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
15. Brockton Lane & Territorial Road – Compared to 2030 Scenarios 1 and 3, provide one fewer southbound left, and provide two fewer westbound right turn lanes	Local Jurisdictions, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$
16. Brockton Lane & CSAH 81 – Compared to 2030 Scenarios 1 and 3, one additional through lane is needed for the northbound and southbound through movements on Brockton Lane, one additional eastbound and westbound left turn lane is needed on CSAH 81, and one eastbound right turn lane is needed on CSAH 81.	Local Jurisdiction, County, Benefiting Property Owners, Developing Property Owners	2030	\$\$\$
17. Northwest Hennepin County Sub-Area Transportation study, Phase II. Evaluate recommendations from Phase II to determine if additional transportation improvements will be required to appropriately serve the area.	Local jurisdictions, County, Benefiting Property Owners, Developing Property Owners	TBD	TBD

The following are general mitigation initiatives that can help minimize or manage traffic congestion but that are not physical capital improvements:

process and anticipates services being available to Hassan Township in 2009 or 2010. Coordination of these improvements will need to continue with the Metropolitan Council and the local jurisdictions to mitigate future sanitary sewer needs.

Water & Sewer Infrastructure Mitigation Actions	Responsibility	Time Frame	Cost
1. Coordinate and implement the Elm Creek Interceptor Project for the southern portion of the project area.	Metropolitan Council, Local Jurisdictions	2008	\$\$\$\$
2. Coordinate and implement the Lift Station for the northern portion of the project area.	Local Jurisdictions	2007-2008	\$\$\$
3. Establish public policy for facilitating the financing and implementation of infrastructure services	Local Jurisdictions	On-going	\$
4. Facilitate necessary legal agreements with the City of Rogers for temporary connections needed in the City of Rogers until the Elm Creek Interceptor is constructed.	Local Jurisdictions, Metropolitan Council	2007	\$
5. Enforce existing codes and regulations including Minnesota Rules governing unsealed or abandoned wells and removal of abandoned private septic systems.	Township, Regional Agencies, LGU	Ongoing	\$

Water Supply

The study area has primarily been used for agricultural uses and rural farmsteads or homesteads. Without municipal water, homesteads have been operating from private water supply wells. The AUAR has identified these sites using the best available information. Potential additional wells may still be located in the project area. As development occurs, the area will need to be further studied to determine these locations and if any wells will be impacted by construction activities.

The Stone's Throw development will be served by an on-site water tower during the first several phases of development. In order to meet long-term needs and further phasing of development, municipal water supply connections will need to be made with the City of Rogers. The potential

exists for connection to Rogers' water supply system and the provision of additional storage in the project. Such a connection could facilitate remove of a high pressure zone that is costly to maintain in the City of Rogers. The water and sewer infrastructure section provides the mitigation actions needed to make this occur.

Water Supply Mitigation Actions	Responsibility	Time Frame	Cost
1. Wells will be properly sealed by a licensed well driller in accordance with codes administered by the Minnesota Department of Health.	Local Jurisdictions, Developing Property Owners	On-going	\$\$
2. Dewatering will be necessary during construction activities in some areas.	Developing Property Owners	On-going	\$\$
3. Construction of an on-site water tower to meet early phases of development.	Local Jurisdictions, Benefiting Property Owners, Developing Property Owners	2007	\$\$
4. Collaborate with the City of Rogers for connection to municipal water systems and facilitate securing necessary legal agreements for such services.	Local Jurisdictions, Benefiting Property Owners, Developing Property Owners	2007-2008	\$\$

Cultural and Heritage Resources

The project area has primarily been farmed since the 1800's and it can be assumed most of the land has been disturbed through farming activities. No identified cultural or heritage resources were determined to lie within the project area; however, it is still possible that during construction cultural artifacts could be found. Construction projects should proceed with a plan to address historical and cultural artifacts that are turned up during the construction process. Such resources should be preserved and documented for further investigation prior to continuing with construction in the area where the resources are discovered.

The area known as Fletcher is essentially the neighborhood at the crossroads of Fletcher Lane and Territorial Road. This area was studied by Hennepin County in 1992 and found to have qualities that merit possible preservation of historic properties and designation as an historic district. Although the district has not been designated to date, community efforts are underway to seek such a designation. The Comprehensive Plan update will address the area's designation and intent.

Future development projects adjacent or within the area should be sensitive to the historic character and nature of the Fletcher neighborhood.

Cultural and Heritage Resources	Responsibility	Time Frame	Cost
1. Work with neighborhood groups, local historical societies and the State Historic Preservation Office (SHPO) to preserve significant cultural resources. Use of federal funds may trigger more detailed review for compliance with Section 106 of the National Historic Preservation Act.	Township, LGU, Regional Agencies, Developing Property Owners	On-going	\$
2. Incorporate guidelines and standards into the Comprehensive Plan and the zoning regulations that seek to preserve scenic views, greenway corridors and recreational opportunities as envisioned by the Park, Trail and Greenway Plan.	Township	2007-2008	\$

Fish, Wildlife and Ecologically Sensitive Resources

The project area is primarily classified as agricultural including open lands, woodlands and wetlands. The habitat found in these areas is typical for these types of land covers. The majority of the open land is expected to be graded and converted for development purposes. In order to protect the existing habitat the preservation of woodland and wetlands will need to occur. Preservation of approximately 90 percent of wetland areas, creation of stormwater ponds, bioswales, and created/restored wetlands are expected to mitigate wetland impacts. The RGU will carefully consider methods to limit woodland impacts during platting and planned unit development processing of future individual projects. It is anticipated that 25 to 50 percent of the upland woodland areas will be preserved. The preservation of natural greenways and open space discussed in the Park and Recreational Mitigation section will also serve as mitigation strategies to provide habitat for wildlife and the preservation of natural resources.

Fish, Wildlife & Ecologically Sensitive Mitigation Actions	Responsibility	Time Frame	Cost
1. Adopt a tree preservation ordinance in order to protect the "Big Woods" and other woodland areas identified in the AUAR area.	Local Jurisdictions	2007	\$

Fish, Wildlife & Ecologically Sensitive Mitigation Actions	Responsibility	Time Frame	Cost
2. Amend regulatory tools to establish critical buffer areas around wetlands and other natural habitats.	Local Jurisdictions, LGU	2007	\$
3. Minimize the impact to existing wetlands that have not been disturbed through agricultural or other development related projects and that have high quality habitat/vegetation.	Local Jurisdictions, LGU, Developing Property Owners	Ongoing	\$
4. Use the Hennepin County development Natural Resource Inventory and Park, Trail and Greenway Plan as a guide for preserving key open space corridors and habitat areas.	Local Jurisdictions, Developing Property Owners	Ongoing	\$
5. Enforce existing codes and ordinances.	Local Jurisdictions	Ongoing	\$
6. Encourage and support the usage of low impact development techniques and storm water Best Management Practices near sensitive natural resources and habitat areas.	Local Jurisdictions, Developing Property Owners	Ongoing	\$
7. Incorporate the greenway system envisioned within the Park, Trail and Greenway Plan to serve as continuous habitat corridors using conservation easements or other land protection mechanisms.	Local Jurisdictions, Developing Property Owners, other regional agencies	Ongoing	Varies

Park and Recreation Systems

The Township's Park, Trail and Greenway Plan concepts and directions will need to be integrated with future development projects during the planning and design process. No existing parks are currently located within the project area; however, the Township has identified locations within the park plan as park service areas. Being able to provide parks and preserve natural greenways are an important asset to the viability of a community and an amenity to new development. To ensure land is dedicated for these amenities and conservation efforts, the Township will need to establish

tools to allocate land for these purposes. The Township's Park, Trail and Greenway Plan provides guiding principles, tools and locations of where future parks should occur and greenway corridors occur.

Park & Recreation Mitigation Actions	Responsibility	Time Frame	Cost
1. Continue to update regulatory tools to ensure the appropriate amount of land and cash in lieu of land is dedicated to provide parks and trails.	Local Jurisdictions, County	Ongoing	\$
2. Amend regulatory tools to ensure the preservation of natural greenways.	Local Jurisdictions	2007-2008	\$
3. Continued cooperation between Three Rivers Park District, the Town of Hassan and the City of Rogers in identifying and developing a multi-use paved trail corridor between Crow-Hassan Park Reserve and Elm Creek Park Reserve.	Local Jurisdictions	2007-2008	\$

Environmental Site Assessment

A Phase 1 Environmental Assessment was prepared by Schoell Madson for six of the majority property owners within the Stone's Throw area. The purpose of the Phase I ESA was to evaluate the site for indications of "recognized environmental conditions (RECs)," as defined by ASTM Practice E 15270-00 as: "The presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances or petroleum products even under conditions of storage and use in compliance with local and state regulations. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of regulatory governmental agencies."

This assessment has revealed no indications of recognized environmental conditions in connection with the Site, except for the following:

- Two water supply wells were located on the Wicht Jr. site and one on the Peterson parcel.
- The Fricke parcel contains an irrigation well.

- A barn is located on the Wicht Jr. parcel and appears to have paint containing lead contaminants.
- Two minor dumpsites were identified in the wooded area on the northwest corner of the Wicht Jr. site. Both dump areas contained scrap metal, glass, tires, paint cans, wood, and other household debris.
- An earth mound was also identified on the Peterson site. The mound appears to have concrete construction material.
- Drums, metal and plastic tanks were observed on the Fricke parcel.
- Construction debris was located on the 11900 Fletcher Land property.

In addition, development activities should include the preparation of a response action plan and construction contingency plan that addresses the management of known and unknown sources of soil and groundwater contamination that might be encountered during redevelopment.

ESA Mitigation Actions	Responsibility	Time Frame	Cost
1. Conduct ESA Phase II as appropriate.	Developing Property Owners	At time of development proposal	TBD

Urban Services/Annexation

The project area is under an Orderly Annexation Agreement with the City of Rogers. The northern portion of the Stone's Throw development is within the 2010 annexation agreement boundary meaning that properties can be annexed prior to 2010 so long as they are adjacent to existing city sewer and water services. The remaining portion of the development is scheduled for annexation between 2010 and 2030, or Phase III of the annexation agreement. Any development actions that are inconsistent with the existing orderly annexation agreement will require an amendment to the OAA.

The Township currently participates in quarterly meetings with the City of Rogers to discuss issues pertaining to annexation needs. This meeting includes a subset of representatives from The Town Board, City Council and staffs from each agency. Through this group, the Township will continue to collaborate with the City of Rogers to ensure cooperative joint planning efforts.

One area of need will be the extension of city services such as police, fire, recreational programs, management of solid waste disposal and a recycling program. Through communication systems and processes outlined in the Orderly Annexation Agreement, the Township and the City of Rogers will explore optimal strategies and solutions for providing cost effective municipal services to portions of the project area that develop with municipal services.

AUAR Updates and Amendments

The AUAR assumes three development scenarios. Because it is based on assumptions, it is important that actual development be monitored and compared to the development that was assumed in the development scenario. Tracking of this development will be done through the Township's planning efforts. As required by Minnesota Rule 4410.3610 Subpart 7, to remain valid, the AUAR must be updated if any of the following events should occur:

- Five years have passed since the AUAR and mitigation plan were adopted and all development within the project area has not been given final approval.
- A comprehensive plan amendment is proposed that would allow an increase in development over what was assumed in the development scenario.
- Any proposed development within the area would exceed the maximum levels assumed in the environmental analysis document.
- A substantial change is proposed in public facilities intended to service development in the area that may result in increased adverse impacts on the environment.
- Development or construction of public facilities will occur differently than assumed in the development scenario such that it will postpone or alter mitigation plans or increase the development magnitude.
- New information demonstrates that important assumptions or background conditions used in the analysis presented in the AUAR are substantially in error and that environmental impacts having consequently been substantially underestimated.
- The RGU determines that other substantial changes have occurred that may affect the potential for, or magnitude of, adverse environmental impacts.

The Town of Hassan will monitor future development projects within the AUAR area in compliance with Minnesota Rule 4410.3610 subpart 7.

