

LRP Meeting, Long Range Planning, Sand Creek Township, Scott County
Scott County Library – Jordan, Minnesota

September 21, 2017

Attendees: Travis Chero, Bill Scott, Carl Adams, Bill Schneider, Mark Stalz, Brad Davis, Bruce Hunstad, Emily Nordick, and Herb Baldwin

Presenters: Brad Davis, Planner, Scott County and Mark Stalz, Stantex

Presentation by Brad Davis – Scott County Planning Department with LRP Discussion:

- Land Use County Zoning Maps updated every 10 years based on Comp Plans. Shows what we have today and what it looks like in the future (vision)...
- Sand Creek Township (SCT) map has a large amount of Agricultural Preservation on eastern side (Zone A1 – 1 in 40, can also go to 1 in 10 for additional density bonus in exchange for conservation easements, trails or park land)... Township residents need to review what their zoning is and participate in the 2040 Comp Plan discussion...
- Handout: Examples of Conventional and Cluster/PUD Development Options in Scott County's Urban Growth Areas (Urban Expansion – area around Jordan and Urban Transition – Ag, 1 in 40)...
- SCT map for 169 corridor is for business mostly (commercial / industrial) we do not want homes in the commercial / Industrial areas...
- SCT map on the western side is where Jordan wants to add growth and services (areas defined as Urban Expansion) are farmed and have homes in addition to large areas of wetland and water bodies...
- SCT is interested in controlling what type of business goes in to the remaining undeveloped lots... particular attention must be given to transportation issues such as feasible and practical frontage roads... SCT will have to work with Scott County as they propose zoning...

- SCT can amend the 2040 Comp Plan through participation and proposing well thought out options and recommendations...
- Bluff setbacks: standard is 30 feet from structure to top of bluff – we need to have a complete site survey and proposed site development plans...to include soils study, vegetation preservation, storm water retention, proposed on-site septic systems and analysis of hard surface run-off...
- SCT wants 'site-specific zoning'...
- A Soils Study and analysis to annotate sand, gravel, clay, etc. will help to define what can be built...
- SCT will outline to Scott County where they want agricultural, urban expansion and urban transition areas...
- SCT wants to define Land Use by Natural Resources, Topography, Geography and limited to specific areas...

Herb Baldwin:

- We want to try to preserve our rural lifestyle and natural character...
- Consider:
 - 'Site-Specific' Zoning...
 - Three Dimensional Planning...
 - Natural Resources Preservation...
 - Agricultural Extension and Preservation...
 - Small Farms, Urban Agriculture and Middle Landscape concepts...
 - Limit Urban Expansion and Urban Expansion Reserve Areas...
 - Show "roads" for future areas of development (1 in 2.5/5/10) and relate to existing transportation patterns and systems...
 - Show proposed annexation effort supported by future comprehensive plans...
 - PUD and Cluster Development Concepts...
 - Think Proactively...
 - Stress 'Context', 'Content', 'Continuity' and 'Comprehensive' Planning...
 - Begin a 'Draft' a Preliminary Report by the LRP as work in progress...

Mark Stalz, Stantec with LRP Discussion:

- Ring Road around Jordan – JAVA proposed the ring road...redefine and present options...
- Think about the lateral transportation system into SCT / Scott County...
- Proposed transportation systems must include and respond to the existing Natural Systems and Features...
- Consider both North Bound and South Bound Traffic as one issue...
- Potential to add access from County Road 14 or Bluff Drive down to southeastern Jordan...develop well thought out options...
- Define in real terms “Organic Roundabouts”...
- Map of 169 opportunities and issues for planning frontage roads from road to Renaissance Festival (Louisville Township) to 173rd Street (Sand Creek Township)...
- There is not enough space between HWY 169 and the Wooded Bluff available to consider a feasible frontage road farther south of 173rd Street...anticipate reaction by land owners...
- Spacing guidelines for intersections based on north and south bound traffic issues...
- There is an imperative need for a “gap study” for 65mph in the 163rd Street and Bluff Drive area(s) as well as after the modifications after HWY 169 / 41 has been completed and the anticipated Jordan Intersection...
- Include what plans the City of Jordan has for the intersection of HWY 169 and 282...
- Sand Creek Township can prioritize the need and feasibility of future frontage roads and intersections with Scott County and MNDOT for appropriate systems...
- Scott County can help with getting grants to help pay for frontage roads...
- Seek the help of Planners, Engineers and Environmentalists... Sand Creek Township can work with LRP, Stantec and Brad Davis (Planning Staff, County Highway, Environmental Health, Highway Safety, Planning Commissioners, Scott County Board of Commissioners) to write up a summary of the Long Range Planning (LRP) findings and recommendations for the contribution to the 2040 Comp Plan...

Message: If you want to understand change in your area (or specifically your property), get to know your Township Board Members and Scott County Planners, etc. so that you can effect future decisions...

Respectfully Submitted,

Bruce Hunstad

Emily Nordick

Herb Baldwin

From: "Davis, Brad" <BDavis@co.scott.mn.us>
 Subject: FW: Bluff
 Date: September 25, 2017 2:52:13 PM CDT
 To: Herb & Fern <herbfern@frontiernet.net>

1 Attachment, 358 KB

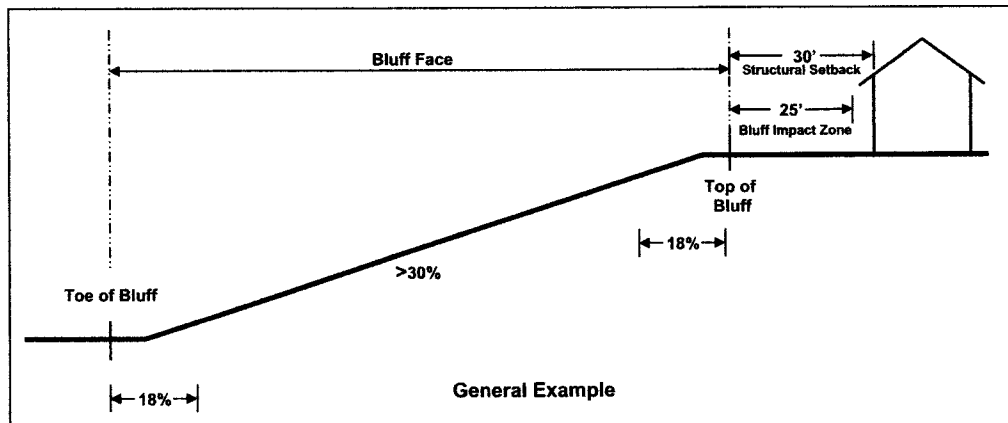
Here is that diagram you requested

From: Wagner, Greg
Sent: Thursday, September 21, 2017 12:00 PM
To: Davis, Brad
Subject: Bluff



Scott WMO Rules – Guidance

Figure 1: Bluff Standards



- Bluff** A topographic feature such as a hill, cliff, or embankment in which the average grade of any portion of the slope is 30 percent or greater and there is at least a 25-foot rise in elevation.
- Bluff Impact Zone** A 25-foot zone from the top of a bluff.
- Bluff Face** The area between the toe of the bluff and top of the bluff.
- Bluff Overlay District** The Overlay District shown on Map 1 (of the Rules): "Bluff Overlay Districts" of the Scott WMO Where Potential Bluffs Exist.
- Bluff, Toe of** The point at the lower part of the bluff where the average slope levels off to 18 percent or less.
- Bluff, Top of** The point where there is a clearly identifiable break in the land from steeper land below the break to a gentler slope above the break. If a break is not apparent, the top of the bluff is determined to be the higher point of a 50-foot segment with an average slope exceeding 18 percent.