CITY COUNCIL STAFF REPORT
Meeting Date February 28, 2022

REPORT TO:	Melinda Coleman, City Manager
REPORT FROM:	Michael Martin, AICP, Assistant Community Development Director
PRESENTER:	Michael Martin, AICP, Assistant Community Development Director
AGENDA ITEM:	McCarrons Water Treatment Plant Improvement Project, 1900 Rice Street North a. Conditional Use Permit Amendment Resolution b. Design Review Resolution

Action Requested: ✓ Motion ☐ Discussion ☐ Public Hearing
Form of Action: ✓ Resolution ☐ Ordinance ☐ Contract/Agreement ☐ Proclamation

Policy Issue:

Saint Paul Regional Water Services is proposing to construct significant improvements to its McCarrons Water Treatment Plant which is located at 1900 Rice Street North.

Recommended Action:

a. Motion to approve a resolution for a conditional use permit amendment permitting Saint Paul Regional Water Services to construct improvements to its McCarrons Water Treatment Plant at 1900 Rice Street North.

b. Motion to approve a resolution for design review allowing Saint Paul Regional Water Services to construct improvements to its McCarrons Water Treatment Plant at 1900 Rice Street North.

Fiscal Impact:

Is There a Fiscal Impact? ✓ No ☐ Yes, the true or estimated cost is $0.

Financing source(s): ☐ Adopted Budget ☐ Budget Modification ☐ New Revenue Source ☐ Use of Reserves ✓ Other: N/A

Strategic Plan Relevance:

☐ Financial Sustainability ☐ Integrated Communication ☐ Targeted Redevelopment
✓ Operational Effectiveness ☐ Community Inclusiveness ☐ Infrastructure & Asset Mgmt.

The city deemed the applicant's application complete on January 28, 2022. The initial 60-day review deadline for a decision is March 29, 2022. As stated in Minnesota State Statute 15.99, the city is allowed to take an additional 60 days if necessary to complete the review.

Background:

Saint Paul Regional Water Services' (SPRWS) property is 127 acres in size which includes the main campus at 1900 Rice Street (62 acres) and the Sandy Lake site north of Roselawn Avenue (65 acres). Significant demolition work and the removal of a large amount of trees will occur on approximately 23 acres of the main campus site to facilitate the project. The major project components include:

- New source water conduits from the terminal chambers to the water plant.
- New lime softening solids contact clarifiers. These will replace existing rapid mix, flocculation, and settling basins.
- New recarbonation basins to replace the single existing recarbonation basin.
- New ozonation treatment process for enhanced taste and odor control, oxidation, and disinfection.
- New chemical systems and new lime storage and handling building.
- New laboratory, office spaces, and control room.
- Demolition of existing flocculation basin 3, recarbonation basin, and Clarifiers 1 through 5.

The project is tentatively planned to begin in March 2022, with an anticipated completion date of mid-2026.

Conditional Use Permit Amendment

Maplewood City Code allows for public uses and utilities with a conditional use permit (CUP) in any zoning district. SPRWS is a public use and utility whose mission is to provide reliable, quality water and services at a reasonable cost to the City of St. Paul and neighboring communities.

At the conclusion of the proposed campus improvements, staff does not anticipate the neighborhood to experience a significant change in conditions, as being located near a water treatment plant is experienced in current conditions. However, there are two major components the CUP should address – construction management and the proposed removal of trees.

Construction Management Plan

Given that this project will be occurring over the course of five years, having a construction management plan in place will be integral. Staff is recommending the applicant be required to submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:

- SPRW Project Contact info for residents to call/email with questions and complaints.
- Hours and days of construction activity.
- Outline of project communication to the adjacent neighborhood, which includes:
    - Quarterly newsletter
    - Weekly email updates
    - Up-to-date project website
- Construction traffic routing.
    - Including prohibiting construction traffic east of the site along Roselawn Avenue.
- Outline of how demolition and excavated material will be handled and stored.
- A dust mitigation plan.

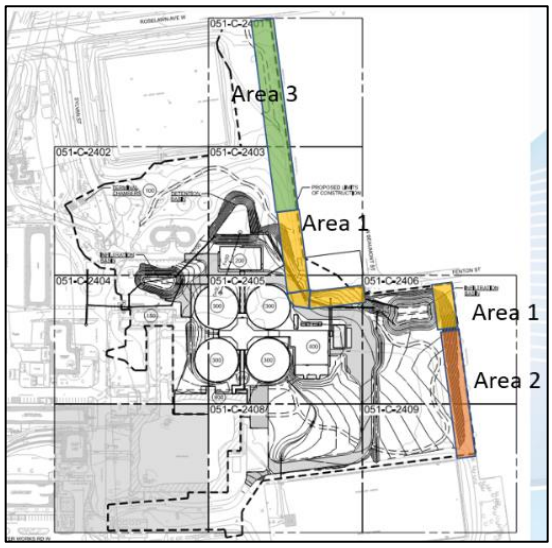
Tree Removal and Grading

The applicant's initial plans proposed the removal of 384 significant trees, equaling 6,626 diameter inches from the main campus site. Most of these trees are located on the east side of the site and currently provide screening between the single-family homes to the east and the treatment plant. The proposed tree removal plans show all but a handful of trees are to be removed near the shared property lines.

Staff in its initial review expressed concern about the number of significant trees proposed to be removed which would cause the loss of screening to the residential homes adjacent to the treatment plant. Going into the Community Design Review Board (CDRB) and Planning Commission meetings, staff had recommended all existing trees within 50 feet of residential property be preserved.

At the CDRB and Planning Commission meetings, the applicant outlined a mitigation plan due to the loss of trees and screening. For the area closest to the construction area (Area 1 below), the applicant is proposing a temporary 10-foot tall fence with sound adsorbing fabric to mitigate noise and visual impacts. Along the property line in the southeast corner of the site (Area 2 below), the applicant is proposing a 15-feet berm – constructed with soil extracted as part of the project. Near the completion of the project, the soil used to create the berm will be returned as fill throughout the site. For both areas 1 and 2, the applicant would then implement the landscape plan as originally proposed. In the northeast corner of the site (Area 3 below), the applicant is agreeable to preserving the trees within 30 feet of the property line while also planting approximately 40 trees immediately, and shifting the access road further west.

Applicant's Proposed Screening and Noise Mitigation Treatments





Area 1
Temporary 10-foot tall fence



Area 2
Temporary 15-foot berm



Area 3
Preserve trees within 30 feet of property line

Both the CDRB and Planning Commission recommended approval of the applicant's screening plans for Areas 1 and 2. For Area 3, the CDRB favored maintaining staff's 50-feet recommendation while the Planning Commission recommended the applicant's proposed 30-feet preservation area. In reviewing the applicant's revised screening plans and the recommendations from the CDRB and Planning Commission, staff is comfortable with and is now recommending the applicant's revised screening for all three areas. Due to the size of the project and the amount of earth being moved, staff is also recommending that the applicant submit a soils storage plan for staff approval. Any soils stored outside of the immediate project area would require additional City approval.

Design Review

Site Plan

The layout of the site is largely dictated by existing conditions. The new, expanded facilities will be located largely where the treatment plant is currently located. All new facilities will meet the minimum setback requirements. The Solids Contact Clarifier Number 2 facility will be the closest to a residential property line with a setback of 65 feet and 6 inches. This facility has a very low profile to the ground and is only required to be setback 50 feet. All other facilities being constructed will have a setback of at least 100 feet – again meeting all setback requirements.

A permanent drive lane that will run to the east and north of the new facilities will at its closest point come within 20 feet of a residential property – meeting setback requirements – but most of the drive is well beyond the 20 foot requirement.

A temporary access road coming off of Roselawn Avenue is being proposed. In the engineering review included with this report, it is recommended that this access road be shifted as far west as possible while utilizing the existing Sylvan Street access, again to mitigate effects on the nearby residential properties. At a minimum this access road has to be setback at least 50 feet from any residential property line. The construction of this temporary road may not affect any existing trees in the required 50 feet setback.

Building Elevations

New lime and recarbonation/ozonation buildings will be constructed on the east side of the site. The lime building will be approximately 74 feet in height and the recarbonation/ozonation building will be a single story. The two new structures have been designed to be consistent with the other buildings on the treatment plant campus. Both structures will be constructed with white and gray precast concrete panels and a blue metal coping.

Parking

No parking changes are proposed as part of this project. The campus already has ample parking and the improvements are not anticipated to cause a change in parking demand. Parking related to the construction project will be concentrated in a temporary lot north of the existing facility.

Lighting

The applicant’s photometric plan shows compliance with the city’s requirements.

Department Comments

Engineering

Please see Jon Jarosch’s engineering report, dated February 4, 2022, attached to this report.

Environmental

Please see Shann Finwall’s environmental report, dated February 8, 2022, attached to this report.

Building

The proposed construction is required to meet the minimum requirements of the Minnesota State Building Code.

Board and Commission Review

February 15, 2022: The community design review board reviewed this project and recommended approval, requiring the applicant maintain a 50-feet preservation setback in Area 3 while incorporating the applicant's screening plans for Areas 1 and 2.

February 15, 2022: The planning commission held a public hearing – no speakers – and recommended approval of the project incorporating the applicant applicant's screening plans for Areas 1, 2 and 3.

Citizen Comments

Staff surveyed the 271 surrounding property owners within 500 feet of the proposed site for their opinion about this proposal. Staff received two responses – all shown below.

1. We are in receipt of correspondence from the city of Maplewood dated Jan 25th 2022 concerning the above subject. We have not had sufficient time to go over all the details of the proposal however a couple of the concerns are as follows:

    1. What are the hours that the demolition and construction would occur?
    2. What route would the trucks travel?
    3. Where would the demotion materials that are part of the project be disposed of and or placed.
    4. What other parts of the water department property would be used and for what purpose.

    We would also reserve the right to bring up other issues as they arise to the planning commission and or the city council at the appropriate time.
    (Joseph Plumbo, 176 Skillman Ave East)

2. While we appreciate the desire to improve reliable and sustainable water services this project will greatly impact the nearby property owners and will potentially create a depreciation in property values.

    We've resided in our home on Beaumont Street for 50 years. We're aware of how the Sandy Lake project impacted our neighbors. We do not want to experience a repeat of their situation.
    - During this project, how does the SPRWS plan on partnering with the nearby property owners?
    - Please clarify if this project will be an uninterrupted 4 year timeline; if so that's unreasonable considering excessive noise, dust, dirt, debris, traffic flow & impact to the local street pavement. This project will also create more dirt in our homes despite closed windows & increased electricity fees. This lengthy project will minimize the opportunities we have to spend outdoors in our neighborhood. These are not benefits other communities will occur.

- What type of barrier/s will be used during demolition & construction. Who is the designated contact person/s & what resources will be available to the residents if concerns arise during the project?
- Please describe SPRWS vision of minimal vehicular traffic on local streets. We do not want construction vehicles, equipment or traffic access on Fenton & Beaumont. This is a safety concern as the street is narrow, we live on a hill & it's a neighborhood with small children.
- What was the purpose to purchase the home at 1845 Beaumont?
- How will the plan preserve the natural aesthetics of the site & how is the design going to make it more attractive?
- Describe the actual visual differences (ie size & color of structures) from the existing facilities & proximity to the property lines.
- What visual screening will there be until trees mature in 10-15 years?

(Chuck & Wendy Dording, 1860 Beaumont St North)

Reference Information

Site Description

Campus Size: 127 acres
Existing Land Use: Water treatment plant

Surrounding Land Uses

North:	Single family homes, schools and commercial uses
East:	Single family homes
South:	Single family homes and Larpenteur Avenue
West:	Commercial uses and Rice Street

Planning

Existing Land Use:	Institutional
Existing Zoning:	Farm Residential

Previous Actions

December 15, 1988: The city council approved a CUP for SPRWS to construct a clear-water pond west of Sylvan Street and north of Larpenteur Avenue.

June 10, 1996: The city council approved a CUP and design plans for the expansion of the solids dewatering facility.

August 11, 1997: The city council approved a CUP and design plans for the construction of two building additions and a new building at the water treatment plant.

December 10, 2001: The city council approved a CUP and design plans for the expansion and renovation of the water treatment plant.

June 23, 2003: The city council approved a CUP and design plans for the construction of three new buildings on the water services campus.

April 23, 2018: The city council approved a CUP for the construction of a new lime sludge storage tank.

Attachments:

1. Conditional Use Permit Amendment Resolution
2. Design Plans Resolution
3. Overview Map
4. 2040 Future Land Use Map
5. Zoning Map
6. Applicant's Narrative
7. Site Plan
8. Landscape Plan
9. Building Renderings
10. Jon Jarosch's Engineering Report, dated February 4, 2022
11. Shann Finwall's Environmental Report, dated February 8, 2022
12. Legal Descriptions of Parcels Comprising the Saint Paul Regional Water Services McCarrons Water Treatment Plant
13. Draft Community Design Review Board Minutes, February 15, 2022
14. Draft Planning Commission Minutes, February 15, 2022
15. Applicant's Plans (separate attachment)

CONDITIONAL USE PERMIT AMENDMENT RESOLUTION

BE IT RESOLVED by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Saint Paul Regional Water Services has requested approval of a conditional use permit amendment.

1.02 The property is located at 1900 Rice Street North. The legal descriptions for the properties comprising the Saint Paul Regional Water Services' McCarrons Water Treatment Plant can be found in attachment 12 of this report.

Section 2. Standards.

2.01 City Ordinance Section 44-1092(1) requires a Conditional Use Permit for public and private utilities, public service or public building uses.

2.02 General Conditional Use Permit Standards. City Ordinance Section 44-1097(a) states that the City Council must base approval of a Conditional Use Permit on the following nine standards for approval.

1. The use would be located, designed, maintained, constructed and operated to be in conformity with the City's Comprehensive Plan and Code of Ordinances.

2. The use would not change the existing or planned character of the surrounding area.

3. The use would not depreciate property values.

4. The use would not involve any activity, process, materials, equipment or methods of operation that would be dangerous, hazardous, detrimental, disturbing or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage, water run-off, vibration, general unsightliness, electrical interference or other nuisances.

5. The use would not exceed the design standards of any affected street.

6. The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools and parks.

7. The use would not create excessive additional costs for public facilities or services.

8. The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

9. The use would cause minimal adverse environmental effects.

Section 3. Findings.

3.01 The proposal meets the specific conditional use permit standards.

Section 4. City Review Process

4.01 The City conducted the following review when considering this conditional use permit amendment request.

1. On February 15, 2022, the planning commission held a public hearing. The city staff published a hearing notice in the Pioneer Press and sent notices to the surrounding property owners. The planning commission gave everyone at the hearing a chance to speak and present written statements. The planning commission recommended that the city council approve this resolution.

2. On February 28, 2022 the city council discussed this resolution. They considered reports and recommendations from the planning commission and city staff.

Section 5. City Council

5.01 The city council hereby _____ the resolution. Approval is based on the findings outlined in section 3 of this resolution. Approval is subject to the following conditions:

1. Adherence to the site plan date-stamped January 28, 2022. The director of community development may approve minor changes.

2. The proposed construction must be substantially started within one year of council approval or the permit shall become null and void. The council may extend this deadline for one year.

3. The city council shall review this permit in one year.

4. Design review must be approved by the Community Design Review Board prior to issuance of a building permit.

5. Prior to any permits being issued for this project, the applicant shall submit a Construction Management Plan for approval by the City's Public Works Director. This plan should include, at a minimum, the following items:

    a. SPRW Project Contact info for residents to call/email with questions and complaints.

    b. Hours and days of construction activity.

    c. Outline of project communication to the adjacent neighborhood, which includes:

        1. Quarterly newsletter

        2. Weekly email updates

3. Up-to-date project website

d. Construction traffic routing.

1. Including prohibiting construction traffic east of the site along Roselawn Avenue.

e. Outline of how demolition and excavated material will be handled and stored.

f. A dust mitigation plan.

6. Applicant shall construct and maintain for the duration of the construction project a temporary 10-foot screening fence for Area 1, a temporary 15-foot berm for Area 2 and the planting of at least 40 new trees, with the preservation of existing trees within 30 feet of the residential property line, in Area 3. Areas 1, 2 and 3 are designated by the applicant's submittal on February 15, 2022. At the completion of the project, the applicant shall landscape all three areas as approved in the landscape plan.

7. Approval of this resolution shall terminate the previous conditional use permit resolutions approved on December 15, 1988, June 10, 1996, August 11, 1997, December 10, 2001, June 23, 2003 and April 23, 2018.

_____ by the City Council of the City of Maplewood, Minnesota, on February 28, 2022.

DESIGN REVIEW RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

1.01 Saint Paul Regional Water Services has requested approval of site and design plans.

1.02 The property located is at 1900 Rice Street North. The legal descriptions for the properties comprising the Saint Paul Regional Water Services' McCarrons Water Treatment Plant can be found in attachment 12 of this report.

1.03 On February 15, 2022, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:

1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.

2. That the design and location of the proposed development is in keeping with the character of the surrounding neighborhood and is not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.

3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its neighbors, and that it is aesthetically of good composition, materials, textures and colors.

Section 3. City Council Action.

3.01 The above-described site and designs plans are hereby approved based on the findings outlined in Section 2 of this resolution. Subject to staff approval, the site must be developed and maintained in substantial conformance with the site plan and design plans date-stamped January 28, 2022. Approval is subject to the applicant doing the following:

1. Repeat this review in two years if the city has not issued a building permit for this project.

2. All requirements of the fire marshal and building official must be met.

3. Meet all requirements in the engineering report, dated February 4, 2022.

4. Meet all requirements in the environmental report, dated February 8, 2022.

5. The applicant shall obtain all required permits from the Capital Region Watershed District.

6. All rooftop equipment shall be screened.

7. Signage for this site is not approved. All signs require permits.

8. Prior to the issuance of a building permit, the applicant shall submit for staff approval the following items:

    a. A screening plan that incorporates a temporary 10-foot screening fence for Area 1, a temporary 15-foot berm for Area 2 and the planting of at least 40 new trees, with the preservation of existing trees within 30 feet of the residential property line, in Area 3. Areas 1, 2 and 3 are designated by the applicant's submittal on February 15, 2022.

    b. A soils storage plan. Any storage of soil outside of the project area will require separate City approval.

    c. The applicant shall submit a Construction Management Plan for approval by the City's Public Works Director.

    d. Payment to the city's tree fund to meet the requirements of the city's tree replacement code.

    e. The applicant shall provide the city with a cash escrow or an irrevocable letter of credit for all required exterior improvements. The amount shall be 150 percent of the cost of the work.

9. The applicant shall complete the following before occupying the building:

    a. Replace any property irons removed because of this construction.

    b. Provide continuous concrete curb and gutter around the parking lot and driveways.

    c. Install all required landscaping and an in-ground lawn irrigation system for all landscaped areas.

    d. Install all required outdoor lighting.

10. If any required work is not done, the city may allow temporary occupancy if:

    a. The city determines that the work is not essential to the public health, safety or welfare.

b. The above-required letter of credit or cash escrow is held by the City of Maplewood for all required exterior improvements. The owner or contractor shall complete any unfinished exterior improvements by June 1 of the following year if occupancy of the building is in the fall or winter or within six weeks of occupancy of the building if occupancy is in the spring or summer.

11. All work shall follow the approved plans. The director of community development may approve minor changes.

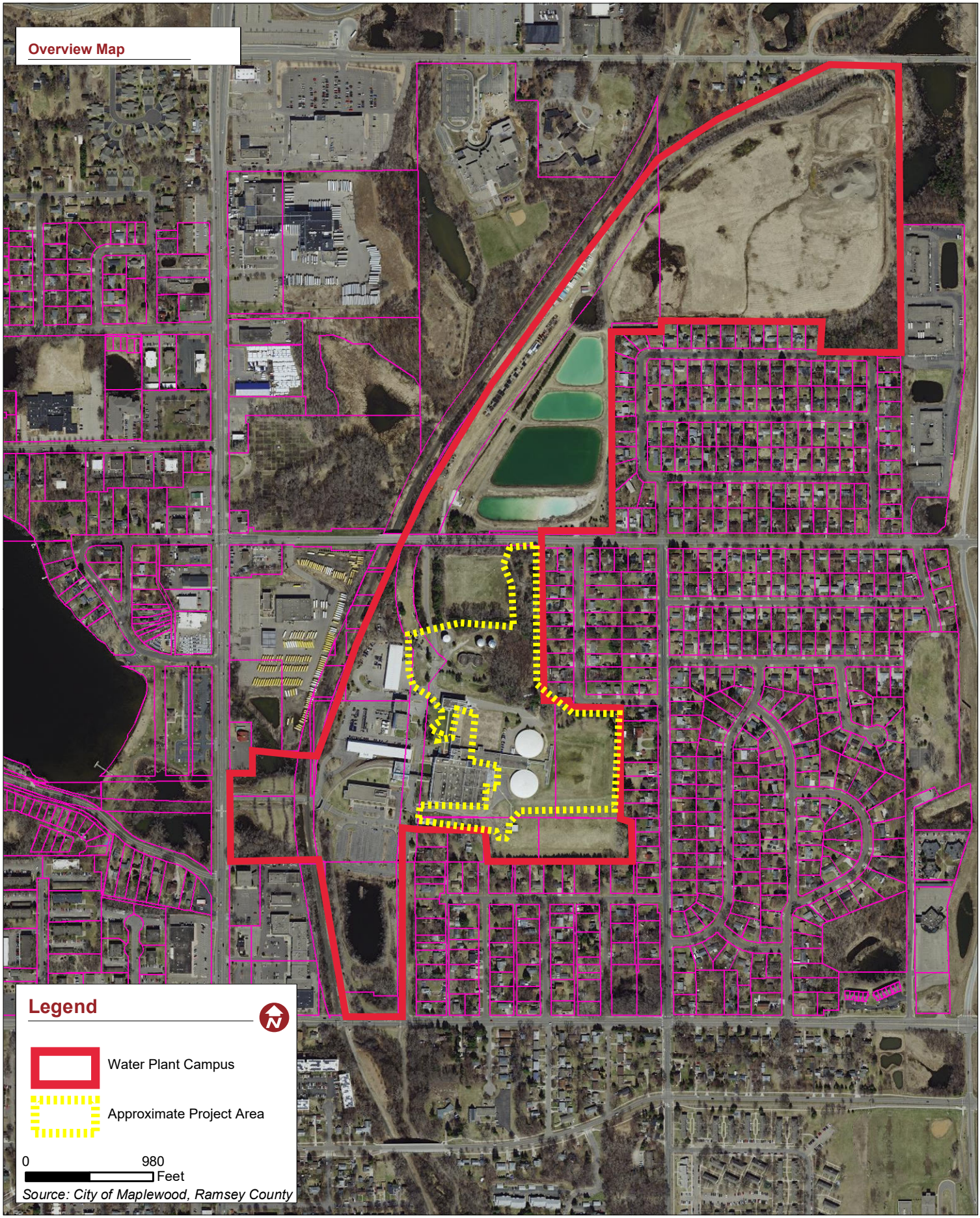
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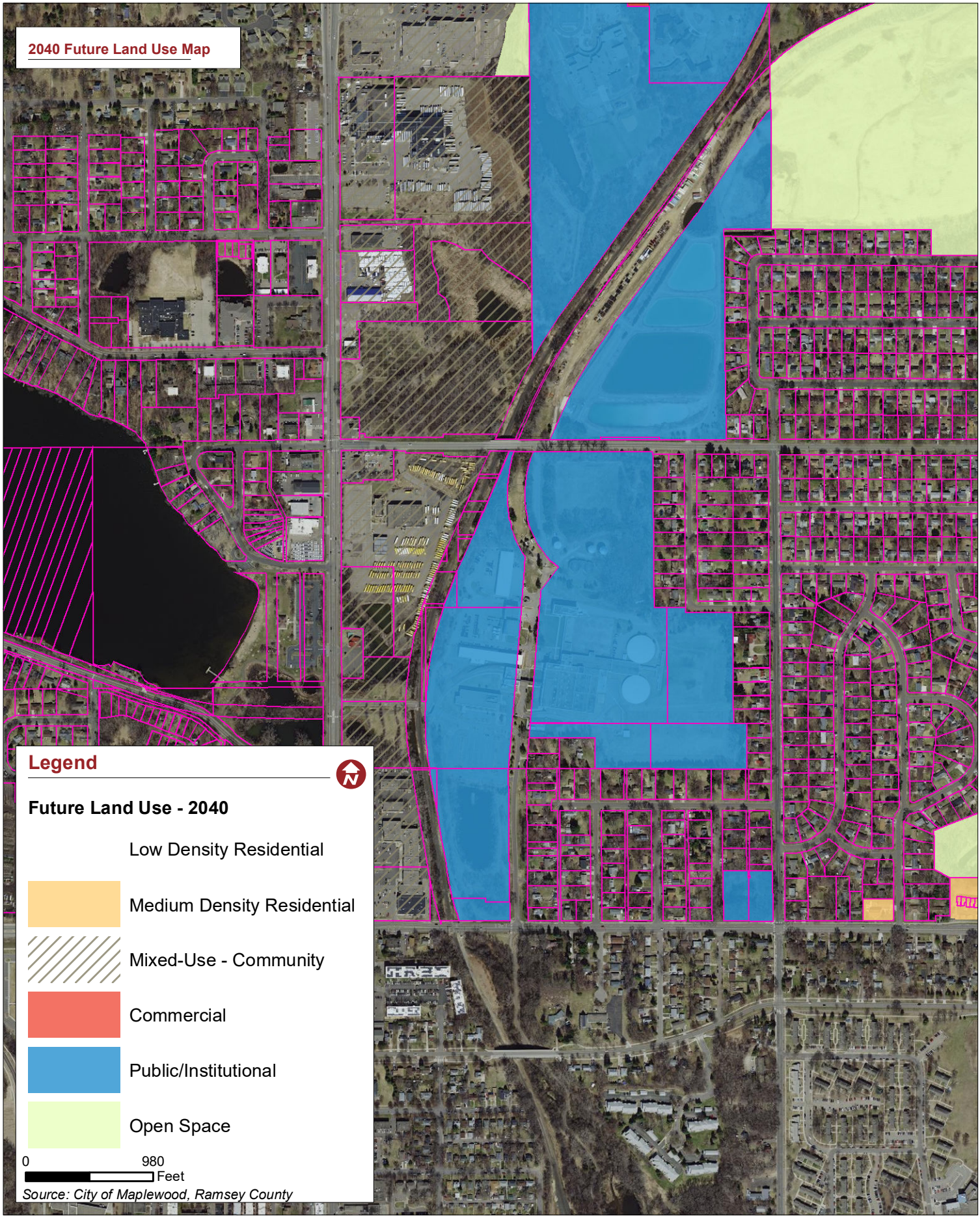
McCarrons Water Treatment Plant Improvements Project

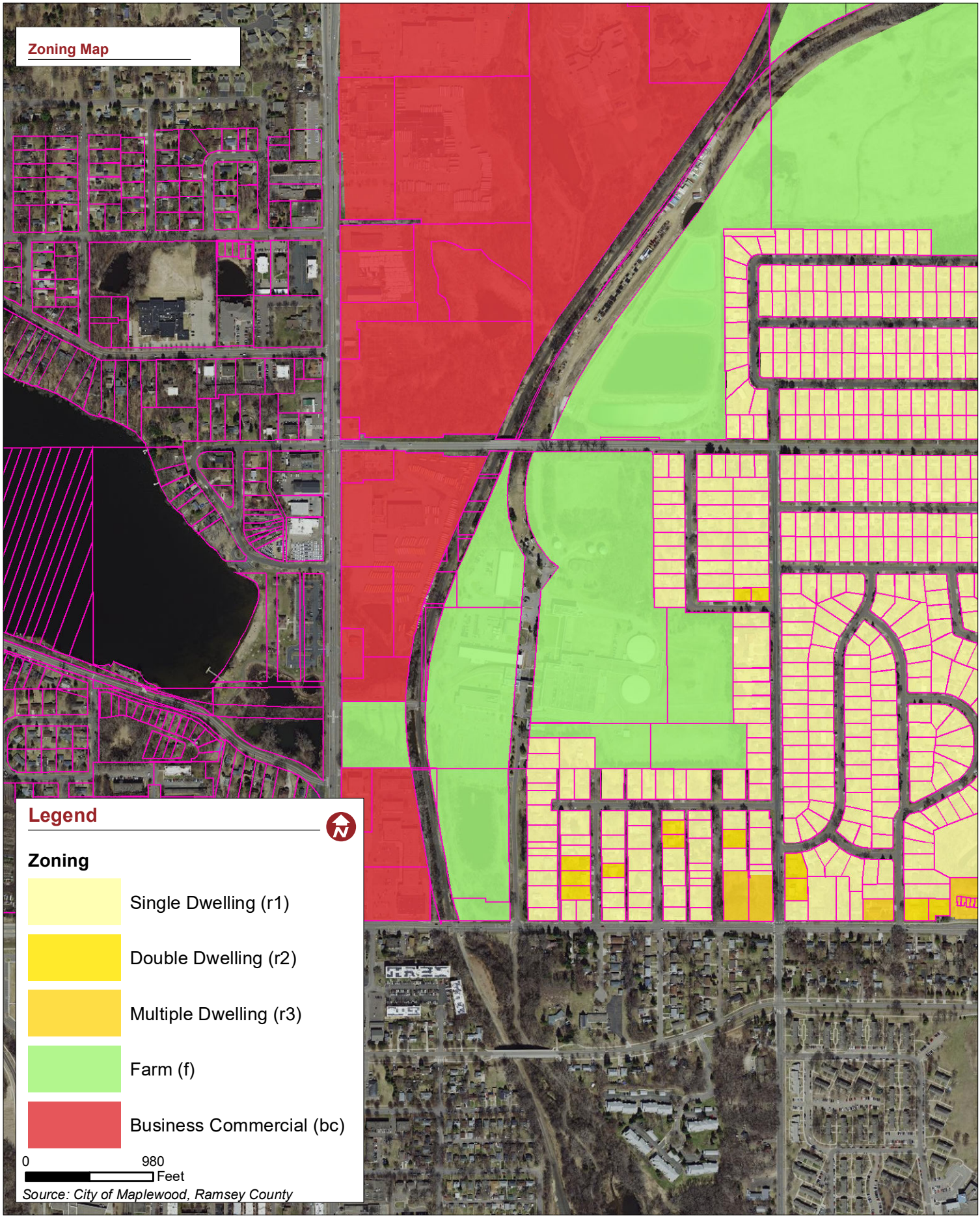
J2, Attachment 3

City of Maplewood

January 21, 2022




2040 Future Land Use Map
Legend
Future Land Use - 2040
Low Density Residential
Medium Density Residential
Mixed-Use - Community
Commercial
Public/Institutional
Open Space
0
980
Feet
Source: City of Maplewood, Ramsey County


Zoning Map
Legend
Zoning
Single Dwelling (r1)
Double Dwelling (r2)
Multiple Dwelling (r3)
Farm (f)
Business Commercial (bc)
0
980
Feet
Source: City of Maplewood, Ramsey County

McCarrons Water Treatment Plant Improvements Project

CUP Application Written Statement
CDRB Application Written Narrative

Introduction

Saint Paul Regional Water Services (SPRWS) provides potable water to customers in Saint Paul, Minnesota, and the surrounding communities. Almost half a million people depend upon SPRWS for water each day.

The McCarrons Water Treatment Plant (WTP) has been the sole producer of water for SPRWS since 1920. On average the plant produces 40 to 45 million gallons per day (MGD) but demands peak in the summer at approximately 70 MGD. That's enough water to cover a football field with 200 feet of water!

As this facility approaches 100 years in age, SPRWS and the Board of Water Commissioners believe that proactively investing in this critical infrastructure is an important step to preserving public health in the St. Paul metro area.

Ultimately, the McCarron's Water Treatment Plant Project (described herein) will benefit SPRWS customers tremendously. Among the foremost benefits for customers are:

- Improving the reliability of the facility to ensure that we remain capable of delivering high quality water to taps without interruption.
- Improving SPRWS's ability to meet future water quality challenges through the addition of new technologies that improve treatment capabilities.
- Taking advantage of low interest rates to ensure that our customers get the best value for their money. We will continue to deliver water to our customers for less than a penny per gallon.

SPRWS is excited to deliver this project and provide a secure water future for each of our customers. We look forward to partnering with the city of Maplewood to make this project possible and to answering any questions that the city may have.

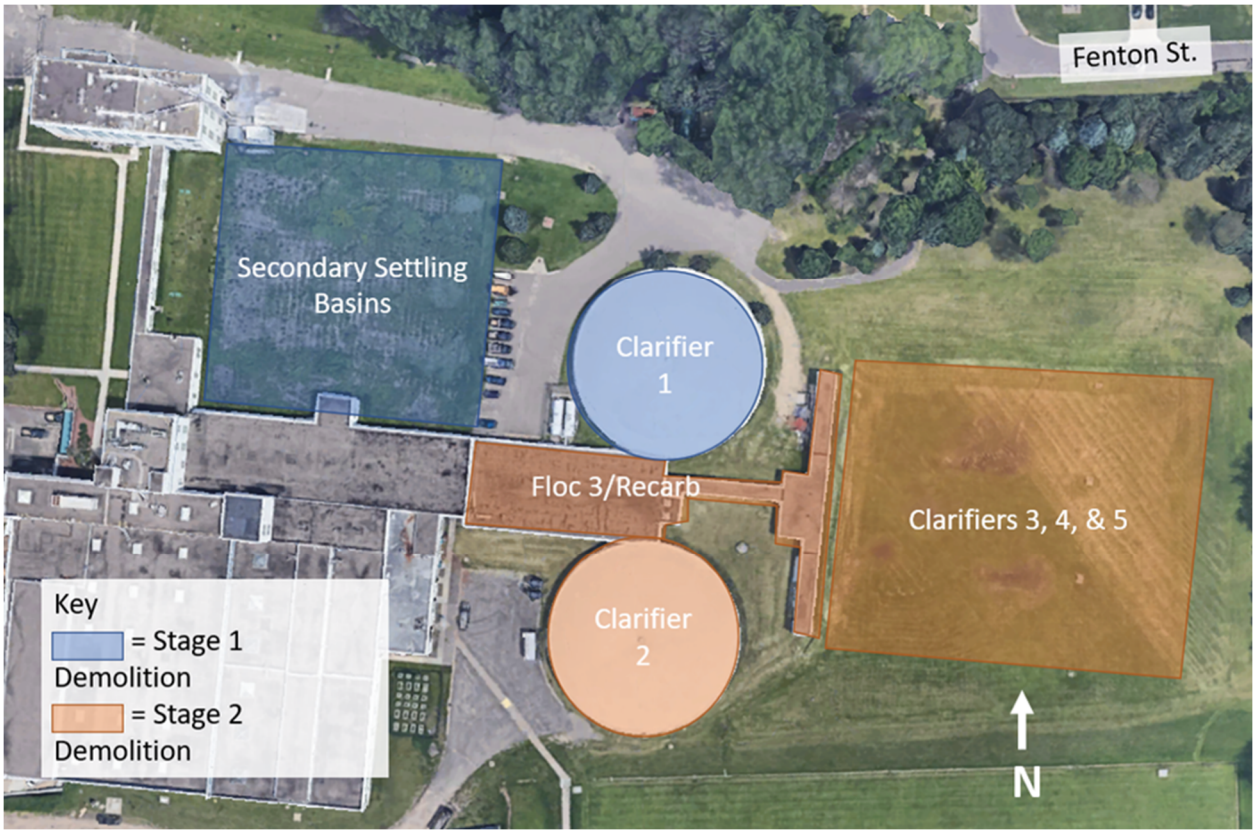
Project Scope

To ensure the utility continues to provide reliable and sustainable water service and to address future water quality challenges, SPRWS has initiated the design and construction of improvements to the WTP. Major project components include:

- New source water conduits from the terminal chambers to the water plant.
- New lime softening solids contact clarifiers. These will replace existing rapid mix, flocculation, and settling basins.
- New recarbonation basins to replace the single existing recarbonation basin.
- New ozonation treatment process for enhanced taste and odor control, oxidation, and disinfection.
- New chemical systems and new lime storage and handling building.
- New laboratory, office spaces, and control room.
- Demolition of existing flocculation basin 3, recarbonation basin, and Clarifiers 1 through 5.

Demolition of Facilities

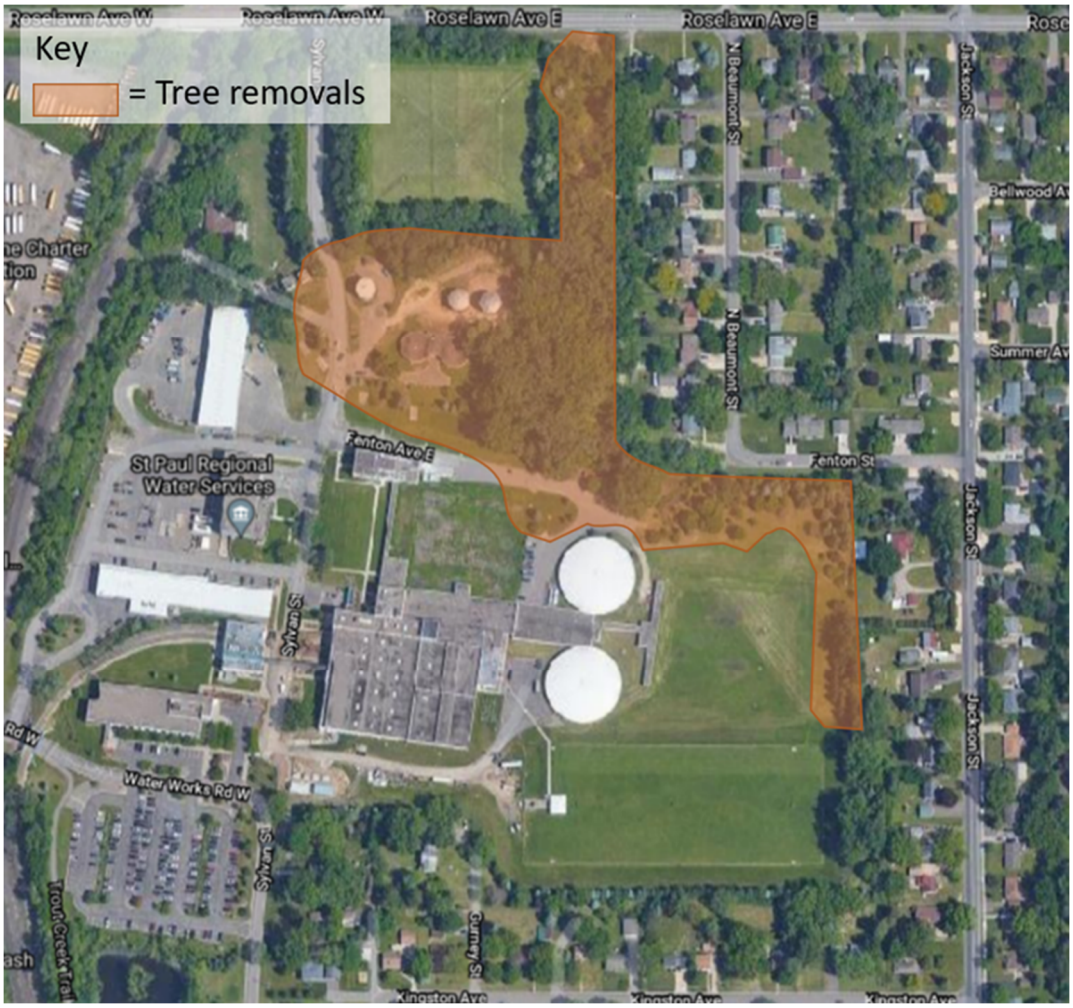
Many existing facilities will be demolished as part of this project. Demolition work will occur in two stages as shown in the graphic below. In general, demolition work will be the noisiest part of the project. Most of the structures that will be demolished are large, below-ground facilities.



Stage 1 Demolition will take place from summer through winter of 2022. The demolition of these facilities will free up space to build the new facilities. Overall, this demolition work is expected to take 7 months.

Stage 2 Demolition will take place after the new facilities are fully constructed and operational. This work is likely to occur in the fall of 2025. Overall, this demolition work is expected to take 10 months.

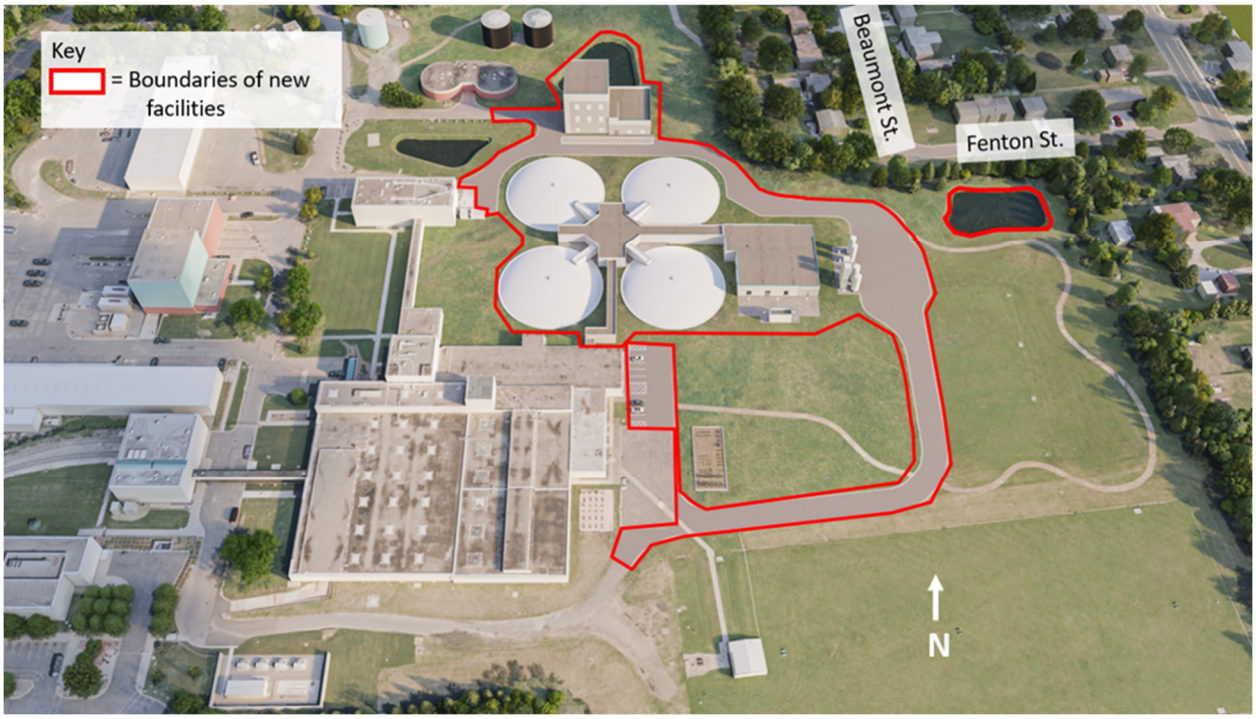
As part of the Stage 1 Demolition, SPRWS plans to remove approximately 375 trees from the site. The graphic below shows where tree removals will occur. Removing these trees is required to provide space for the new facilities and for associated construction activities.



SPRWS intends to remove these trees in March of 2022. Approximately three weeks of heavy cutting and an additional four weeks of site preparation and cleanup will be required to remove all trees.

Construction of New Facilities

New facilities will be constructed on the northeast portion of the site. Ultimately, much of the construction will be below-ground and will not be visible once the project is completed. There will, however, be numerous above-ground facilities constructed. The graphic below illustrates the location and scale of the facilities to be constructed.



366 trees will be planted on the project site and adjacent SPRWS property on the north side of Roselawn Avenue. Most of the trees will be planted along the treatment plant property line to replace the trees that are being removed for construction and continue to provide visual screening of the plant from the adjacent residential properties. The visual representation of the trees in the submittal documents are at 10 – 15 years of maturity.

Project Timeline

The estimated project timeline is as follows:

- **March-May 2022** – Tree removals and some small-scale activities on site (i.e., moving small equipment, etc.)
- **May 2022** – Stage 1 demolition work begins
- **Fall/Winter 2022** – New Facility Construction work begins
- **Winter of 2025** – Stage 2 demolition work begins
- **Mid-2026** – Project is complete

Criteria for Approval of a Conditional Use Permit

The use would be located, designed, maintained, constructed, and operated to be in conformity with the City's comprehensive plan and Code of Ordinances.

The improvements to the water treatment plant do not change the existing use of the facility of providing treated potable water to St. Paul and surrounding communities. The daily operation of the improved facility will be comparable to the operation of the existing plant. SPRWS will continue to comply with the City's Code of Ordinances as we have in the past.

The use would not change the existing or planned character of the surrounding area.

The operation of the improved facility will result in no meaningful change to staffing levels, hours of operation, and traffic in and out of the SPRWS McCarrons campus. Upon completion of the improvements project, the SPRWS McCarrons campus will appear unchanged from the plant access locations on Rice, Roselawn, and Sylvan. Residents adjacent to the plant property may be able to see new facilities and landscaping, but overall aesthetic of the site will remain largely unchanged since new facilities will be reasonably similar to the existing facilities.

The use would not depreciate property values.

The SPRWS McCarrons campus will appear largely unchanged to the surrounding area at completion of the improvements project. In fact, the SPRWS investment to improve reliability and water treatment capability is an inherent benefit to the customers and property owners that depend on our treated water.

A thoughtful prospective home buyer in recent years may have identified the aging infrastructure on site and wondered if a large project might be forthcoming. After completion of this project, it should be clear to residents and prospective buyers that we've made a once-in-a-century type of investment in our facility and that any future construction efforts on the site are likely to be considerably smaller. The facility will also be more attractive upon completion. By this logic, property values in the area may increase upon project culmination.

The use would not involve any activity, process, materials, equipment, or methods of operation that would be dangerous, hazardous, detrimental, disturbing, or cause a nuisance to any person or property, because of excessive noise, glare, smoke, dust, odor, fumes, water or air pollution, drainage water run-off, vibration, general unsightliness, electrical interference, or other nuisances.

The water treatment improvements project includes new state of the art treatment processes to replace existing treatment processes. Major new treatment processes include a new lime storage and handling building, new chemicals storage and feed systems, and a new ozone and recarbonation treatment process. All new facilities are housed in new buildings and are designed to the latest applicable codes and standards, and with an appearance to blend with the existing plant architecture. New drainage systems will ensure proper water run-off with the

new facilities. Upon completion of the improvements project, the activities and operations at the McCarrons campus will be similar to the existing facilities.

The use would generate only minimal vehicular traffic on local streets and would not create traffic congestion or unsafe access on existing or proposed streets.

Access to the McCarrons campus will be unchanged with the completion of the improvements project. Access will continue to be served via Rice, Roselawn, and Sylvan. Vehicular traffic on local streets be unchanged with the new facilities.

The use would be served by adequate public facilities and services, including streets, police and fire protection, drainage structures, water and sewer systems, schools, and parks.

The water treatment plant improvements project will continue to rely on the same public facilities and services as the existing McCarrons campus. Since the overall nature and use of the site will be very similar to that of the existing facility, we believe this to be appropriate.

The use would not create excessive additional costs for public facilities or services.

There are no additional costs for public facilities or services associated with the water treatment plant improvements project.

The use would maximize the preservation of and incorporate the site's natural and scenic features into the development design.

The water treatment plant improvements project includes the demolition of existing outdated facilities that will result in additional site area available for landscaping. New landscaping features include natural prairie and pollinator plantings, deciduous and evergreen tree plantings for property buffer and screening, stormwater retention areas, and (possibly) a walking trail accessible to SPRWS staff.

The use would cause minimal adverse environmental effects.

The most significant environmental effect is the removal of approximately 384 trees from the property. Removing these trees is required to provide space for the new facilities and for associated construction activities. SPRWS will comply with the City of Maplewood ordinance for tree removal mitigation. This includes planting new trees on the McCarrons site and paying into the City's tree mitigation fund for tree planting at other City sites.

Notably, removing these trees will allow more project work to occur on site. Without the tree removals, there would be a substantial increase in the amount of heavy trucking required to complete the project. Combining the CO2 emission savings from the reduced trucking load and the plans for tree planting and prairie vegetation upon project completion, we believe that the project will arguably benefit the environment overall despite the initial unattractiveness of the tree removals.

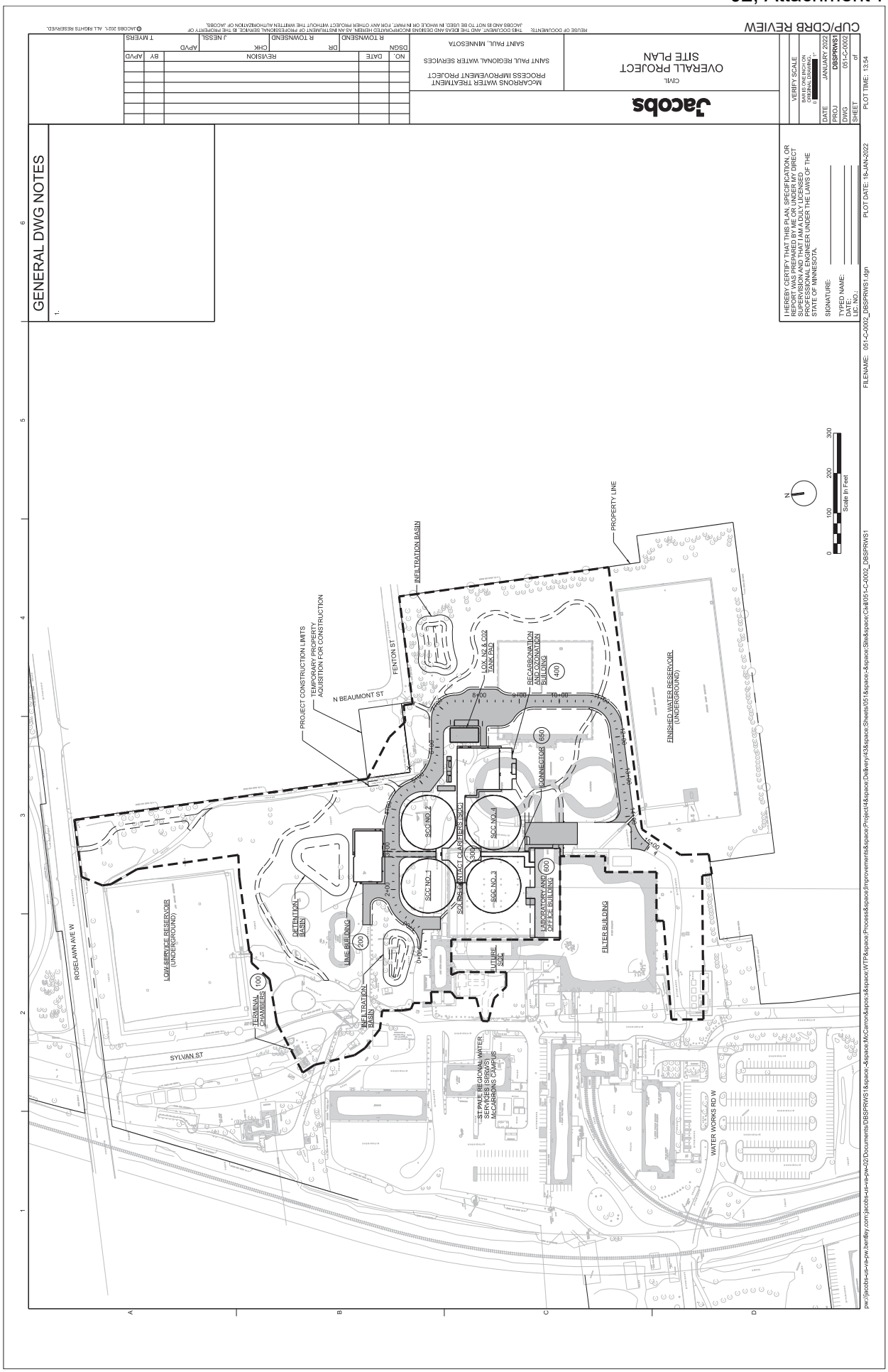
Finally, new facilities are being designed such that they can be outfitted with solar panels in the future. SPRWS has invested, and will continue to invest, in renewable energy as part of our commitment to environmental stewardship.

Compliance with Standard Site Design Requirements

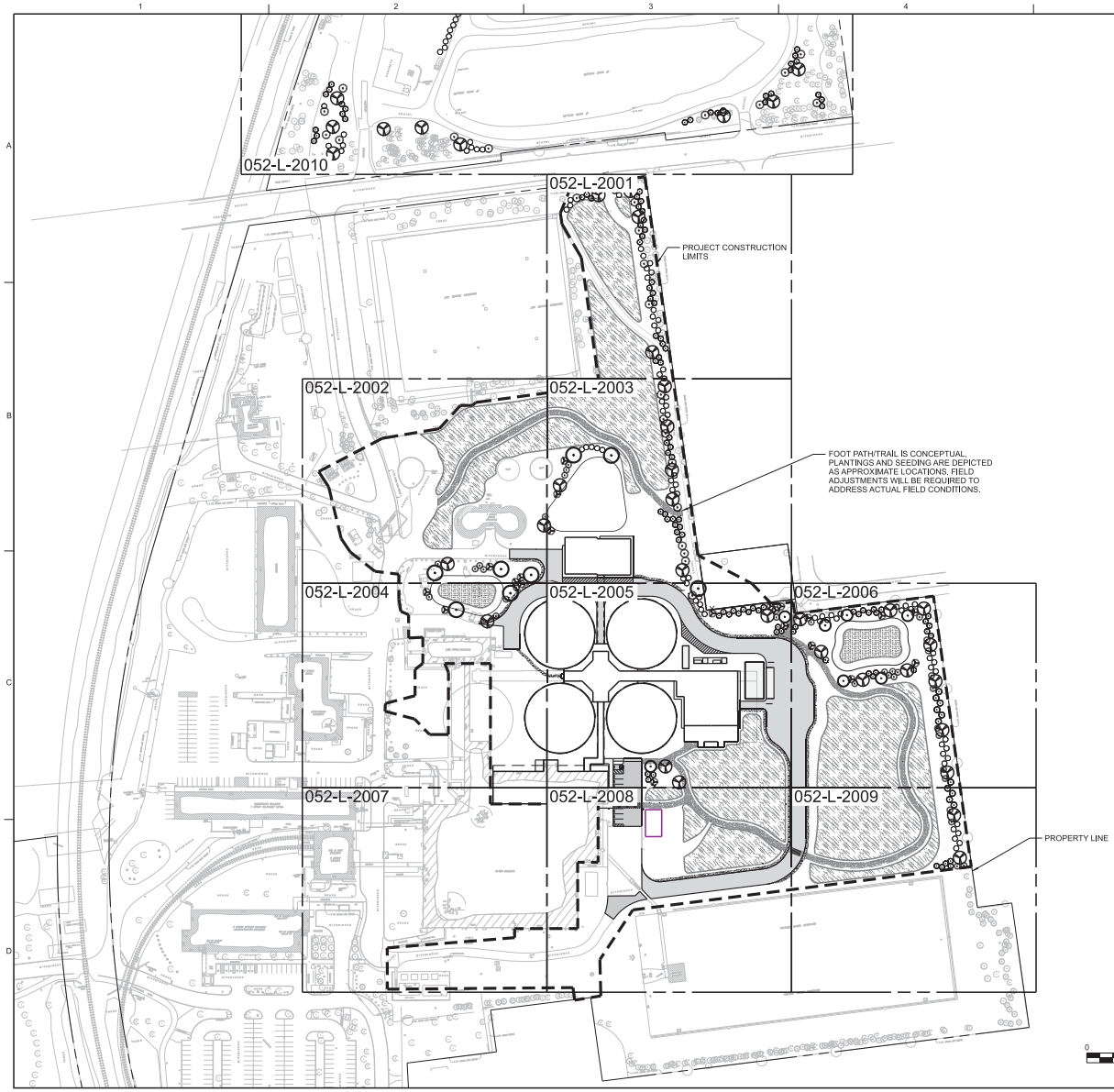
City Criterion	City Standard	Project Value	Comments
Parking Lots			
90 Degree Parking, Employee Only	Stall dimension 9 ft wide by 18 ft long	Stall dimension 10 ft wide by 20 ft long	Meets City Standard
Handicap-accessible Parking	Comply with ADA and adjacent to building	1 out of the 8 total parking spaces is handicap-accessible and located adjacent to building	Meets City Standard
Shopping Centers and Other Large Developments	NA	NA	NA
Sidewalks	Do not put a parking stall in front of a building entrance if there is no sidewalk there	Sidewalk is provided in front of all parking stalls	Meets City Standard
Concrete curb	Provide continuous concrete curb around all parking lots and drives having 13 or more parking spaces	No curb. Parking lot has 8 parking spaces	Meets City Standard
Paving	Pave all parking lots and drives	Parking lots and drives are paved	Meets City Standard
Minimum number of stalls required	NA	NA	Parking is reserved for site deliveries and SPRWS vehicles only.
Minimum Setbacks			
Building Setback from Residential Property for heights less than 25 ft	50 ft for building height less than 25 ft	Solids Contact Clarifier setback = 65'-6" Recarbonation and Ozone Building setback = 117'-7"	Meets City Standard
Building Setback from Residential Property for heights more than 25 ft	Increase 2 ft for each 1 foot the building exceeds 25 ft, or wall area criteria: 0 to 1999 sf = 50 ft 2000 to 2999 sf = 75 ft 3000 or more = 100 ft	Lime Building setback = 125'-10 ½"	Meets City Standard

City Criterion	City Standard	Project Value	Comments
Screening			
Screening of Outdoor Storage	Required if visible from residential areas or roadways	NA	There is no outdoor storage
Roof-top Equipment	Screen when it can be viewed from residential properties or paint to match the building	Rooftop air handling equipment will be screened by the building parapet	Meets City Standard
Parking Lots	Screen where the light from motor vehicle headlights would shine onto residential windows	Parking stalls face the building in opposite direction from any residential property	Meets City Standard
Trash Containers	Provide trash container enclosures for any outdoor trash storage	NA	There are no trash containers
Landscaping			
Plans	Maximize the preservation of existing vegetation and the use of native plants	Landscape plans utilize pollinator/grass mix and deciduous and evergreen tree plantings	Meets City Standard
Minimum Tree Sizes	2-inch B&B for large deciduous; 1½-inch B&B for ornamental deciduous; 6 ft height minimum for evergreen	Tree plan complies with minimum tree size requirements	Meets City Standard
Invasive species	Do not plant	No invasive species in landscape plans	Meets City Standard
Tree Mitigation			
Replacement Trees	Mitigate the loss of significant and specimen trees by planting replacement trees on the property according to caliper inch calculation in the tree ordinance	The tree survey for the property and tree removal plan result in required tree mitigation. 366 new trees at 732 caliper inches are included in the tree plan.	Meets City Standard

City Criterion	**City Standard**	**Project Value**	**Comments**
Payment into the City Tree Fund	Pay a fee for the caliper inches not able to plant on the property	Payment to the fund will be made based on the tree mitigation formula.	Meets City Standard
Lighting			
Exterior Lighting at Property Line	< 0.4 fc at property line	Maximum value at property line is 0.2 fc	Meets City Standard
Freestanding light height	Limited to 25 ft above grade including base	Maximum height is 25 ft above grade including base	Meets City Standard



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GENERAL DWG NOTES

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS; BUT THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION PRIOR TO CONSTRUCTION TO AVOID DAMAGE THERETO.
2. PLACE TREES A MINIMUM OF 10 FEET FROM UNDERGROUND UTILITIES.
3. COORDINATE LANDSCAPE OPERATIONS WITH CONTRACTING OFFICER REPRESENTATIVE FOR SCHEDULING AND SEQUENCE OF WORK.
4. PROVIDE ON-SITE VERIFICATION OF DIMENSIONS AND CONDITIONS.
5. LAY OUT ELEMENTS AND VERIFY LAYOUT WITH CONTRACTING OFFICER REPRESENTATIVE PRIOR TO CONSTRUCTION. CRITICAL ELEMENTS ARE DIMENSIONED ON THE LANDSCAPE PLANS. DISCREPANCIES OR CONFLICTS WITH EXISTING CONDITIONS OR OTHER DRAWINGS MUST BE REPORTED TO THE CONTRACTING OFFICER REPRESENTATIVE IMMEDIATELY FOR CLARIFICATION OR ADJUSTMENT.
6. PLANTS MUST BE NURSERY GROWN, UNIFORM IN QUALITY, CLEAN, RIGID AND DURABLE AND FREE OF GARBAGE, DUST, FREE OF PLANT DISEASE OR INSECT EGGS AND HAZARDOUS ORGANIC COMPONENTS AND MUST HAVE A HEALTHY NORMAL ROOT SYSTEM.
7. TREES MUST CONFORM TO THE BRANCHING, CALIBER, AND HEIGHT SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NUSERYMEN, AND MUST HAVE AN EVEN SHAPE, HEAVY BRANCH STRUCTURE FOR THE SPECIES. EVERGREEN TREES ARE TO HAVE AN INTERNODE NO GREATER THAN 18" AND MUST BE UNIFORM.
8. PLANTING SOIL MUST BE 2/3 EXISTING SOIL, 1/3 ORGANIC MATERIAL, THOROUGHLY MIXED AND HOMOGENIZED. BACKFILL MUST BE DONE WITH PLANTING SOIL, FREE OF STONES LARGER THAN 2", SUBSOIL, CLAY LUMPS, STUMPS, ROOTS, WEEDS, BERMUDA GRASS, LITTER, TOXIC SUBSTANCES, OR OTHER MATERIAL HARMFUL TO PLANT GROWTH, OR HINDER GRADING, PLANTING OR MAINTENANCE OPERATIONS.
9. ALL PLANTINGS SHALL BE SET PLUMB AND STRAIGHT PRIOR TO STAKING AND BACKFILL. STAKES AND GUY WIRES SHALL BE INSTALLED THE SAME DAY AS PLANTING. SHOULD UNSUITABLE PLANTING CONDITIONS EXIST, COORDINATE WITH CONSTRUCTION MANANGER PRIOR TO PROCEEDING.
10. BLOCKS OF WOOD, GARBAGE OR OTHER UNNECESSARY IMPURITIES MUST BE REMOVED AND DISPOSED OFF SITE.
11. VERIFY THE PLANT QUANTITIES PRIOR TO BIDDING. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER REPRESENTATIVE. PROVIDE PLANTS REQUIRED TO COMPLETE THE WORK SHOWN ON THE DRAWINGS. SUBSTITUTIONS MUST NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
12. FERTILIZER MUST BE A SLOW RELEASE TYPE CONTAINED IN POLYETHYLENE PERFORATED BAGS WITH MICROPORE HOLES FOR CONTROLLED FEEDING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND GENERAL UPKEEP OF ALL PLANTINGS PLANTING AREAS, AND AREAS WITHIN THE TREE PROTECTION FENCE UNTIL TIME OF ACCEPTANCE. THIS INCLUDEDS REPLANTING OR REPLACEMENT OF PLANTS, WATER, FERTILIZER,WEEDING, MULCH REPLACEMENT OR REPAIR, PRUNING, SPRAYING, RE-STAKING, AND MAINTAINING LAWN AREAS WITHIN TREE PROTECTION AREAS TO A HEIGHT OF 6" OR LESS.
14. MATERIALS MUST BE UNCONDITIONALLY GUARANTEED FOR ONE YEAR.
15. GUARANTEE MUST COVER BOTH LABOR AND MATERIALS. EARTH SAUCERS, STAKES, AND GUYS MUST BE REMOVED AND TREES AND SHRUBS MULCHED TO 3" MAXIMUM DEPTH WITH MULCH JUST PRIOR TO EXPIRATION OF THE ONE-YEAR GUARANTEE. THE OWNER MUST BE NOTIFIED IN WRITING WHEN THE WORK IS TO OCCUR.
16. TREE REMOVAL MUST BE AVOIDED BETWEEN 6/1-7/31.
17. SEE DRAWINGS 051-C-0010 THROUGH 051-C-0025 FOR TREE REMOVAL, TREE PROTECTION, AND ARBORIST'S INVENTORY TABLES OF TREES.

PLANT LIST

SHADE TREES

SCIENTIFIC NAME	COMMON NAME	QTY	UNIT	SIZE
TILA AMERICANA	AMERICAN BASSWOOD	38	EA	2" CAL
TILA TOMENTOSA	SILVER LINDEN	15	EA	2" CAL

EVERGREEN TREES

SCIENTIFIC NAME	COMMON NAME	QTY	UNIT	SIZE
PINUS STROBUS	EASTERN WHITE PINE	116	EA	2" CAL
ABIES CONCOLOR	WHITE FIR	116	EA	2" CAL

ORNAMENTAL TREES

SCIENTIFIC NAME	COMMON NAME	QTY	UNIT	SIZE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	60	EA	6' HT
CARPINUS CAROLINIANA	AMERICAN HORNBEAM	21	EA	6' HT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____

TYPED NAME: _____

DATE: _____

LIC. NO.: _____

NO.	DATE	REVISION	BY	APV'D
DSGN	R TOWNSEND	DR R TOWNSEND CHK J NESSL	T MYERS	

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McCARRONS WATER TREATMENT PROCESS IMPROVEMENT PROJECT
SAINT PAUL REGIONAL WATER SERVICES
SAINT PAUL, MINNESOTA

Jacobs

CIVIL

LANDSCAPE OVERALL PLAN AND KEY MAP

CUP/CDRB REVIEW

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

DATE	JANUARY 2022
PROJ	DBSPRWS1
DWG	052-L-2000
SHEET	of

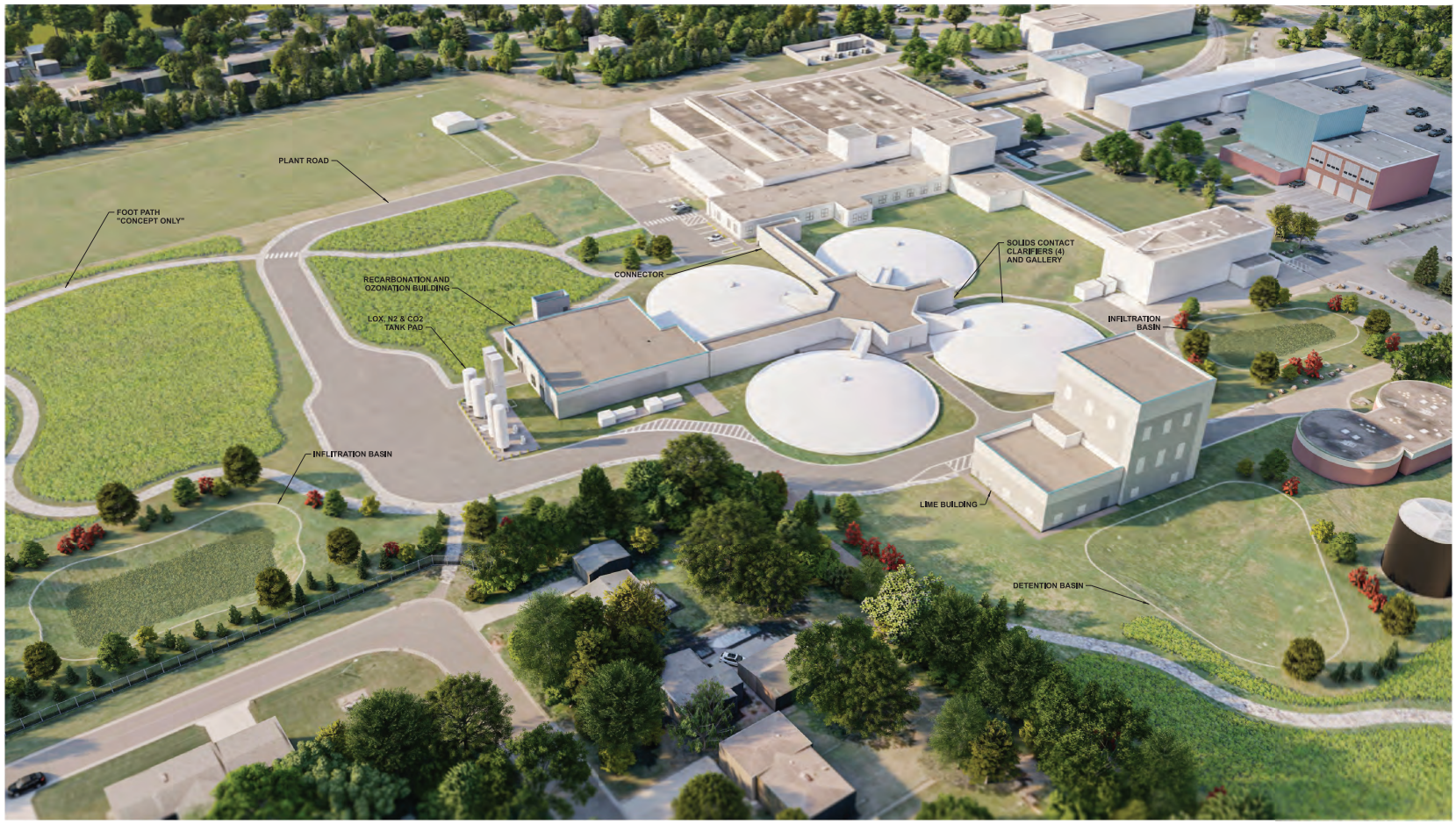
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FILENAME: 052-L-2000_DBSPRWS1.dgn PLOT DATE: 15-JAN-2022 PLOT TIME: 20:17

J2, Attachment 8

GENERAL NOTES

1. NEW CONSTRUCTION IS LABELED FOR CLARITY.
2. NEW SITE LIGHTING NOT SHOWN.
3. TREES SHOWN AT 10-15 YEARS MATURITY.



RENDERING
NTS

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SIGNATURE: _____

TYPED NAME: _____

DATE: _____

LIC. NO.: _____

NO.	DATE	REVISION	BY	APVD
DSGN	J SCHLAEPFER	DR F JAGLA	CHK F JAGLA	APVD T MYERS

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GENERAL

RENDERING

McCARRONS WATER TREATMENT
PROCESS IMPROVEMENT PROJECT
SAINT PAUL REGIONAL WATER SERVICES
SAINT PAUL, MINNESOTA

CUP/CDRB REVIEW

VERIFY SCALE
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0 1"

DATE	JANUARY 2022
PROJ	DBSPRWS1
DWG	001-G-0800
SHEET	of

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FILENAME: 001-G-0800_DBSPRWS1.dgn PLOT DATE: 14-JAN-2022 PLOT TIME: 20:00

J2, Attachment 9

GENERAL NOTES

1. NEW CONSTRUCTION IS LABELED FOR CLARITY.
2. NEW SITE LIGHTING NOT SHOWN.
3. TREES SHOWN AT 10-15 YEARS MATURITY.



RENDERING
NTS

NO.	DATE	REVISION	BY	APV'D
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GENERAL

RENDERING

McCARRONS WATER TREATMENT PROCESS IMPROVEMENT PROJECT
SAINT PAUL REGIONAL WATER SERVICES
SAINT PAUL, MINNESOTA

CUP/CDRB REVIEW

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SIGNATURE: _____
TYPED NAME: _____
DATE: _____
LIC. NO.: _____

VERIFY SCALE
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PROJ	DBSPRWS1
DWG	001-G-0801
SHEET	of

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FILENAME: 001-G-0801_DBSPRWS1.dgn PLOT DATE: 14-JAN-2022 PLOT TIME: 20:00

GENERAL NOTES

1. NEW CONSTRUCTION IS LABELED FOR CLARITY.
2. NEW SITE LIGHTING NOT SHOWN.
3. TREES SHOWN AT 10-15 YEARS MATURITY.



RENDERING
NTS

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SIGNATURE: _____

TYPED NAME: _____

DATE: _____

LIC. NO.: _____

NO.	DATE	REVISION	BY	APVD
DSGN	J SCHLAEPFER	DR F JAGLA	CHK F JAGLA	APVD T MYERS

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RENDERING

McCARRONS WATER TREATMENT
PROCESS IMPROVEMENT PROJECT

SAINT PAUL REGIONAL WATER SERVICES

SAINT PAUL, MINNESOTA

CUP/CDRB REVIEW

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT 1" 0

DATE	JANUARY 2022
PROJ	DBSPRWS1
DWG	001-G-0802
SHEET	of

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FILENAME: 001-G-0802_DBSPRWS1.dgn PLOT DATE: 14-JAN-2022 PLOT TIME: 20:00

J2, Attachment 9

Engineering Plan Review

PROJECT: **McCarrons Water Treatment Plant Improvement Project**
1900 Rice Street North

PROJECT NO: **22-04**

COMMENTS BY: **Jon Jarosch, P.E. – Assistant City Engineer**

DATE: **2-4-2022**

PLAN SET: **Engineering plans dated January 2022**

REPORTS: **Stormwater Technical Memorandum dated 1-18-2022**

Saint Paul Regional Water Services is proposing significant improvements to the McCarrons Water Treatment Plant at 1900 Rice Street North. The applicant is requesting a review of the current design.

The amount of disturbance on this site is greater than ½ acre. As such, the applicant is required to meet the City's stormwater quality, rate control, and other stormwater management requirements. The applicant is proposing to meet these requirements via the use of infiltration and detention basins.

This review does not constitute a final review of the plans, as the applicant will need to submit construction documents and calculations for final review. The following are engineering review comments on the design and act as conditions prior to issuing permits.

Drainage and Stormwater Management

1) The project shall be submitted to the Capital Region Watershed District for review. All conditions of Capital Region Watershed District shall be met.

2) A joint storm water maintenance agreement shall be prepared and signed by the owner for the proposed infiltration basin, detention system, pre-treatment devices, and any other best management practices installed as part of this project. The Owner shall submit a signed copy of the joint storm-water maintenance agreement with the Capital Region Watershed District to the City.

3) The 100-year high-water elevation shall be shown on the plans for the proposed detention and infiltration basins. The lowest floor elevation (LFE) of the proposed buildings shall be set at least 2-feet above the 100-year high water elevation of the proposed basins. Likewise, the LFE shall be set at least 1-foot above the designated emergency overflow elevation.

4) A stormwater management report shall be submitted detailing the methods utilized to meet the City and Watershed District's Stormwater Management requirements.

5) An emergency overflow for the basins shall be identified on the plans. This overflow shall be properly stabilized to prevent erosion during an overflow event.

6) Pre-treatment (minimum 3-foot deep sumps, sediment traps, etc.) shall be provided upstream of all infiltration basins, detention basins, or other best management practices.

7) Geotechnical details (soil boring data, double-ring infiltrometer results, etc,) shall be provided to support all assumptions made in stormwater calculations as it pertains to soil types within the project area.

8) Details (both plan and profile views) shall be provided for the proposed storm sewer system. Pipe sizes, pipe slopes, invert elevations, pipe types, etc. shall be shown on the plans.

9) Scour protection (rip-rap or other methods) shall be installed at all pipe outlet locations.

10) Detention basins shall include an aquatic bench with a 10:1 (H:V) slope for the first 10 feet (H) below the normal water level (NWL).

11) Detention basins shall have inlets be placed at or below the NWL.

12) Detention basins shall have a skimming device designed to remove oils and floatable materials up to a five (5) year frequency event. The skimmer shall be set a minimum of twelve (12) inches below the normal surface water elevation and shall control the discharge velocity to 0.5 feet per second.

13) Detention basins shall have an average four (4) feet of permanent pool depth (dead storage depth). This constraint may not be feasible for small ponds (less than about three [3] acre-feet in volume or less). In such cases, depths of three to four (3-4) feet may be used. To prevent development of thermal stratification, loss of oxygen, and nutrient recycling from bottom sediments, the maximum depth of the permanent pool should be less than or equal to ten (10) feet.

14) Electronic as-built plans shall be provided after construction detailing the improvements as-constructed.

<u>Traffic and Pedestrian Analysis</u>

15) The magnitude of this project will require a high-volume of construction related traffic to enter and exit the site on a daily basis. In order to minimize disruption to area residents, all construction related traffic shall reach the site from the west along Roselawn Avenue

(from Rice Street). No construction related traffic is allowed to reach the site from the east along Roselawn Avenue. This requirement shall be noted on the construction plans and shall be strictly enforced by the owner and contractor.

16) Due to the volume of construction traffic entering and exiting the site during peak hours, the safety of the general public, along with the safety of the construction related motorists must be investigated at the proposed site construction entrance. The owner and contractor shall work with the City to ensure the volume of traffic at the entrance can be safely accommodated throughout the duration of the project.

17) The proposed construction road off of Roselawn Avenue shall be shifted as far west as possible in the site to minimize negative impacts to neighboring properties. It is highly recommended that the construction entrance be shifted to Sylvan Street to utilize the existing site entrance.

Grading and Erosion Control

18) All slopes shall be 3H:1V or flatter.

19) Inlet protection devices shall be installed on all existing and proposed onsite storm sewer until all exposed soils onsite are stabilized. This includes storm sewer on adjacent streets that could potentially receive construction related sediment or debris.

20) Adjacent streets and parking areas shall be swept as needed to keep the pavement clear of sediment and construction debris. The magnitude of this project will require daily sweeping of Roselawn Avenue near the construction entrance to meet permit requirements.

21) All pedestrian facilities shall be ADA compliant.

22) The total grading volume (cut/fill) shall be noted on the plans.

23) A copy of the project SWPPP and NDPES Permit shall be submitted prior to the issuance of a grading permit.

24) The erosion and sediment control plan shall meet the requirements of the MPCA’s Construction Stormwater Permit.

25) Due to the high volume of construction traffic on the proposed construction road, it is highly recommended that this roadway include a temporary paved surface to prevent dust and sediment from leaving the site. At a minimum, the construction road shall be maintained to prevent dust from reaching neighboring properties and sediment from tracking onto Roselawn Avenue. These requirements shall be strictly enforced and may result in work stoppage until corrected during construction.

Sanitary Sewer and Water Service

26) The applicant shall be responsible for paying any SAC, WAC, or PAC charges related to the improvements proposed with this project. A SAC determination is required.

27) All new sanitary sewer service piping shall be schedule 40 PVC or SDR35.

Public Works Permits

The following permits are required by the Maplewood Public Works Department for this project. Additional permits or multiples of the same types of permits are likely to be required based on the staging of this project. The applicant should verify the need for other City permits with the Building Department.

28) Right-of-way permit

29) Grading and erosion control permit

30) Storm Sewer Permit

31) Sanitary Sewer Permit

- END COMMENTS -

Environmental Review

Project: St. Paul Regional Water Services

Location: 1900 Rice Street

Date of Plans: January 2022 (1-10-22)

Date of Review: February 8, 2022

Reviewer: Shann Finwall, AICP, Environmental Planner
Carole Gernes, Natural Resources Coordinator

Project Background

Saint Paul Regional Water Services (SPRWS) is proposing significant improvements to its McCarrons Water Treatment Plant located at 1900 Rice Street. The property is 127 acres in size as estimated by staff, and includes the main campus at 1900 Rice Street (62 acres) and the Sandy Lake site north of Roselawn Avenue (65 acres). Significant demolition work and the removal of a large amount of trees will occur on approximately 23 acres of the main campus site to facilitate the project. The project must comply with the City's tree preservation ordinance, overall landscape ordinance and guidelines, and infiltration basin planting policies.

1. Trees

a. Tree Preservation Ordinance: The goal of the Maplewood tree preservation ordinance is to protect, preserve, and enhance the trees and woodlands of Maplewood. It encourages a resourceful and prudent approach to development in the City. Applicants requesting a land use permit must submit a tree preservation plan. The plan must show all significant trees on the site, and those being removed. A significant tree is defined as a 6-inch hardwood, 8-inch conifer, and 12-inch softwood. Preservation of specimen trees is encouraged. A specimen tree is any healthy tree that is 28 caliper inches or larger. The ordinance outlines tree replacement based on the number and size of trees on the site, versus the number and size of trees being removed.

b. Tree Impacts: There are 1,292 significant trees, equaling 19,980 diameter inches, located on SPRWS property (main campus and the Sandy Lake site). The applicants are proposing to remove 384 significant trees, equaling 6,626 diameter inches from the main campus site. This represents 33 percent of the overall trees being removed. Included in the tree removal are 35 specimen trees (trees which are 28 caliper inches or larger) and eight large oak trees. Most of the specimen and oak trees proposed to be removed are located in the excavated materials stockpile area and temporary road way located on the east side of the property. The tree replacement calculation requires 1,193 caliper inches of replacement trees.

c. Tree Replacement: The applicants' tree preservation plan outlines 236 new trees, which equals 507 caliper inches of replacement trees. This is 686 caliper inches less than City code requires. The applicant must modify the tree removal and planting plan to meet City code, or pay into the City's tree fund at a rate of $60 per caliper inch of tree that cannot be replaced on site. The current plan would require the applicant to pay $41,160 into the City's tree fund.

d. Tree Preservation Recommendations:

1) Prior to issuance of a grading permit the applicant must submit a revised tree plan for staff approval with the following changes:

a) To reduce the number of significant trees removed and negative impacts to the adjacent residential properties, it is recommended that all existing trees within 50 feet of residential property be preserved.

b) Maplewood policy identifies Siberian elm as an invasive tree species, and exempts them from the tree ordinance. Remove all Siberian elm from the tree calculations.

c) Correct tree replacement count. The tree preservation plan states that there are 236 new trees proposed. The landscape plan states that there are 336 new trees proposed.

d) Increase the diversity of tree species planted. Not more than 30 percent of replacement trees may be the same species. Refer to USDA Recommended Minnesota Native or Recommended New Habitat Climate Resiliant Tree Species for recommended replacement tree species.

e) Replace Silver Linden and White Fir for native species.

f) A tree protection plan showing how trees scheduled to be preserved will be protected during development per the City's tree standards.

2) To reduce the amount of tree fund payment, the City will consider the following tree mitigation strategies:

a) Increase the number and size of replacement trees.

b) Removal of all City and DNR identified invasive trees on the main campus site including Siberian Elm, Black, Amur Maple, Norway Maple, Russian Olive, White Poplar, and White Mulberry.

c) Removal and management of buckthorn on the main campus site.

3) Submit a cash escrow or letter of credit to cover 150% of the tree replacement requirements.

2. Overall Landscaping

Review of the landscape plan to ensure nonnative or invasive species are avoided, and that the landscaping meets the City ordinance and guidelines.

a. Landscape Recommendations

1) Prior to issuance of a grading or building permit the applicant must submit a revised landscape plan for staff approval showing:

a) Size of ornamental trees to be planted in caliper inches, not height.

b) Details on the type of seed mixtures for the pollinator grass and low maintenance seed mixes.

c) City code requires a landscaped and possible screened area of not less than 20 feet in width shall be provided where a nonresidential use abuts a residentially zoned or planned property. Since this is an extended project, the applicant should submit a temporary screening plan to be installed once the trees are removed, and a permanent screening plan to be approved by the Community Design Review Board.

3. Infiltration Basins

All infiltration basins are required to be planted, ideally with deep-rooted native plants. The City requires a portion of the basin to be *planted* rather than *seeded*; typically a minimum of 5,000 square feet of plantings are required on large basins. Using plants rather than seeds hastens establishment and provides a better chance of successful establishment. Basin bottoms and lower elevations almost never establish successfully from seed since the seed is washed away when stormwater flows into the basin.

a. Infiltration Basin Recommendations.

1) Prior to issuance of a grading or building permit, the applicant must submit an infiltration basin plan for staff approval showing:

a) A landscape drawing for each infiltration basin, including list of species, container size, spacing, and quantities.

b) If proposing seeding the bottom of the basins, provide explanation of measures that will be taken to ensure seed does not wash away.

c) For any area using a native seed mix (ex: pond slopes), provide information on maintenance for planting year, Year 2 and Year 3, addressing what maintenance activities will be required and what entity (developer, owner, etc.) will take on this responsibility.

Legal Descriptions of Parcels Comprising the Saint Paul Regional Water Services McCarrons Water Treatment Plant

(Per Deed Book 115, Page 668)

A strip of land one hundred (100) feet in width, over and across the middle one third of the Southwest Quarter of Section Na. Eighteen (18) in Township No. Twenty nine (29) North of Range No. Twenty two (22) West, according to the United States Government survey of said land and being a strip of land fifty (50) feet in width, on each side of the conduit line of said party of the second part, as established and adopted by the board of Water Commissioners of said City of St. Paul and appears by the map thereof on file in the office of the Register of Deeds in and for said County of Ramsey, Minnesota.

(Per Deed Book 115, Page 670)

A strip of land One Hundred (100) feet wide, over and across the North One Third of the Southwest Quarter of Section No. Eighteen (18) Township No. Twenty nine (29) North of Range No. Twenty two (22) West, according to the United States Government survey thereof and being a strip of land fifty (50) feet in width, on each side of the conduit line as established by the board of Water Commissioners of said City of St. Paul and appears of record in the office of the Register of Deeds of said Ramsey County, Minnesota.

(Per Deed Book 115, Page 735)

A strip of land One Hundred (100) feet wide, over and across the South One Third of the Southwest Quarter of Section Eighteen (18) Township Twenty nine (29) of Range Twenty two (22), according to the U. S. survey thereof, being a strip of land fifty (50) in width, on each side of the conduit line as surveyed and adopted by the board of Water Commissioners of said City of St. Paul and appears of record in the office of the Register of Deeds of said Ramsey County, Minnesota.

(Per Deed Book 123, Page 93)

A strip of land One Hundred (100) feet wide, over and across (from Northeasterly to a Southwesterly course) the West half of the Northeast Quarter and the East half of the Northwest Quarter of Section Number Eighteen (18) Township Number Twenty nine (29) North of Range Number Twenty two (22) West, according to the United States Government survey thereof, being a strip of land Fifty (50) feet in width on each side of the conduit line as adopted by the Board of Water Commissioners of said City of St. Paul according to the recorded plat of said conduit line on record in the office of the Register of Deeds of said Ramsey County, Minnesota.

(Per Deed Book 123, Page 335)

Two certain pieces and parcels of land lying and being in the middle third of the Southwest Quarter of Section Eighteen (18) of Township Twenty-nine (29) North of Range Twenty two (22) West of the fourth P. M. The first of said pieces or parcels of land being described as follows: commencing on the East line of the conduit Right of Way of the said party of the second part through said section, two hundred and Seventy five (275) feet northerly of the south line of said middle third; thence East Six Hundred and Eighty (680) feet; thence North Four Hundred and

Fifty three (453) feet; thence West One Hundred Sixty nine (169) feet; thence North One Hundred and Thirty (130) feet; thence West Four Hundred and Forty (440) feet to East line of said conduit Right of Way, thence southerly along said east line to the place of beginning - Containing eight & 12/100 (8.12) acres of land more or less. - The second piece or parcel described as follows; Commencing on the west line of said conduit Right of Way above referred to two hundred Sixty Four (264) feet northerly of the south line of said middle third of said Section above mentioned; thence west to the west line of said Section Eighteen (18) Nine Hundred and Ninety three (993) feet; thence north on said Section line One Hundred (100) feet; thence east Five Hundred and Eleven (511) feet; thence north Three Hundred (300) feet; thence east Five Hundred and Eighteen (518) feet to the west line of said conduit Right of Way, thence southerly along said west line of said conduit Right of Way to the place of beginning containing Four & 33/100 (4.33) acres of land more of less according to the Recorded Map of said conduit Right of Way on Record in the Office of Register of Deeds of said County.

(Per Deed Book 131, Page 257)

That certain piece and parcel of land lying and being in the middle third of the Southwest Quarter of Section Eighteen (18) of Township number Twenty Nine (29) North of Range number twenty two (22) West of the fourth (4) P.M. described as follows to wit; Commencing where the west line of the conduit Right of Way of the party of the second part crosses the north line of the middle third described above; thence southerly along the west line of the conduit Right of Woy to the northerly line of land deeded by the parties of the first part dated the Fourteenth day of March, Eighteen Hundred and eighty four; thence west on said north line above described fifty feet and thirty nine one hundredths (50.39) to a stone monument; thence northerly and parallel with the west line of the conduit Right of Way three hundred and Sixteen feet and Eighteen one hundredths (316.18) to a stone monument on the north line of the middle third described above; thence East fifty and thirty nine hundredths (50.39) feet to the place of beginning. Containing Thirty-six hundredths acres (0.36) more or less.

(Per Deed Book 157, Page 130)

Beginning at a point where the west line of Conduit right of way of the party of the second part, according to the recorded map of said right of way on record in the office of the Register of Deeds of said Ramsey County, crosses or intersects the south line of the north third, of the Southwest Quarter of Section Eighteen (18) Township Twenty-Nine (29), Range Twenty-two (22) West 4 P.M. thence west along said South line Fifty & 39/100 (50.39) feet to a point; thence northerly and parallel with the west line of the conduit right of way, aforesaid, One hundred and eighty-five & 92/100 (185.92) feet to a point; thence on the last mentioned line produced forty-five & 34/100 (45.34) feet more of less to the west line of the conduit right of way; thence following the west line of the conduit right of way southeasterly and southerly to the place of beginning; containing Twenty three one hundredths of an acre more or less.

(Per Deed Book 157, Page 131)

A piece of land in the north third of the Southwest Quarter of Section Eighteen (18) Township twenty nine (29) North, Range twenty two (22) West 4th P.M. described as follows: Beginning at the point where the east line of the conduit right of way, of the party of the second part. according to its mop of said right of way on record in the office of the Register of Deeds in and for said County of Ramsey, crosses or intersects the south line of the north third, above described; thence east four hundred and fifty (450) feet to a point on said south line above

named; thence due north four hundred and thirty five (435) feet to a point; thence due West, four hundred and eighty-eight (488) feet more or less to the east line of the conduit right of way, aforesaid; thence southerly along the east line of said conduit right of way, to the place of beginning. Containing Four & 78/100 (4.78) acres of land.

(Per Deed Book 314, Page 350)

All that tract, piece or parcel of land lying and being in the County of Ramsey, and State of Minnesota, described as follows to wit; Commencing at a point on the north line of the middle one third of the Southwest Quarter of Section 18, Town 29, Range 22, fifty &

39/100 (50.39) feet westerly from the intersection of the said north line and the west line of the conduit right of way of the party of the second part; thence westerly along the said north line to the intersection of said north line with the easterly line of the right of way of the Minneapolis, St. Paul and Sault Ste Marie Railway Company; thence southerly along the easterly line of the right of way of said Railway Company land conveyed to said party of the second port by the said party of the first part by deed recorded in Book 123 of Deeds on page 335 of the records of the office of Register of Deeds of Ramsey County, State of Minnesota; thence east to the Southwest corner of land conveyed by said party of the first part to the party of the second part by deed recorded in Book 131 of Deeds page 257 of the records af said office of Register of Deeds: thence northerly to the place of beginning.

DESCRIPTION OF PROPERTY SURVEYED

(Per Doc. No. 437917 - Book 598 Deeds pg. 571)

Parcel of land lying and being in the middle one-third of the Southwest Quarter of Section 18, Township 29, Range 22, Ramsey County, Minnesota described as follows:

Commencing at a point on the south line of the said middle one-third of said southwest quarter where the east line of said second party1s conduit right of way intersects said south line of said middle one-third; thence north along the east line of said conduit right of way two hundred seventy-five (275) feet; thence east six hundred eighty (680) feet thence north six hundred three and five-tenths (603.5) feet to the north line of the middle one-third of said quarter section; thence west along the north line of the said middle one-third of said quarter section to the east line of the right of way of the Minneapolis, St. Paul and Sault Ste. Marie Railway Company; thence south along the east line of the said right of way of said Railway Company to a point three hundred sixty-one and thirty-four one-hundredths (361.34) feet distant from the south line of the said middle one-third of said quarter section: thence west to the west line of said quarter section; thence south one hundred (I 00) feet; thence east to a point on the east line of the said Minneapolis, St. Paul & Sault Ste Marie Railway Company1 s right of way two hundred sixty-one and thirty-four one-hundredths (261.34) feet due north from the south line of said middle one-third; thence south along the east line of the said Railway Company's right of way to the south line of the said middle one-third of said quarter section, thence east along the said south line of said middle one-third of said quarter section to the point of beginning.

AND

(Per Doc. No. 437918 - Book 597 Deeds pg. 558)

Parcels of land lying and being in the middle one-third of the Southwest Quarter of Section 18, Township 29, Range 22 described as follows:

Commencing on the east line of the conduit right of way of the said party of the second part running through said quarter section two hundred

seventy-five (275) feet northerly of the south line of the said middle one-third of said quarter section, thence east six hundred eighty (680) feet; thence north four hundred fifty-three (453) feet to the place of beginning of land to be hereby conveyed this being the northeast corner of the first piece or parcel of land described in deed dated March 14, 1884 and recorded in Book 123 of Deeds on page 335; thence north one hundred fifty and five-tenths

(150.5) feet to the north line of said middle one-third of said quarter section, thence west along said north line one hundred sixty-nine (169) feet: thence south one hundred fifty and five-tenths (150.5) feet, thence east one hundred sixty-nine (169) feet to the place of beginning.

Commencing at a point on the south line of the said middle one-third of said quarter section where the west line of the conduit right of way of the party of the second part, running through said quarter section crosses said south line, thence two hundred sixty-four (264) feet northerly along the west line of said conduit right of way, thence west four hundred seventy-four (474) feet to the east line of the right of way of the Minneapolis, St. Paul & Sault Ste Marie Railway Company; thence southerly on the east line of the said Railway Company's right of way to the south line of the said middle

one-third of said quarter section, thence east four hundred fourteen (414) feet to the point of commencement said tracts being situate in Ramsey County, Minnesota.

AND

(Per Quit Claim Deed Doc. No. 692350)

A strip of land Sixty (60) feet wide, adjacent. parallel and to the east of the present right of way belonging to said Board of Water Commissioners lying in the Northwest Quarter (NW l/4) of the Northeast Quarter (NE l/4) and in the Northeast Quarter (NE l/4) of the Northwest Quarter (NW l/4) and in the North Half (N l/2) of the Southeast Quarter (SE l/4) of the Northwest Quarter (NW l/4) of Section Eighteen (18), Township Twenty-nine (29) North, Range Twenty-two (22) West, Ramsey County; and a strip of land sixty-five (65) feet wide, adjacent, parallel and to the east of the present right of way, lying in the South Half (S l/2) of the Southeast Quarter (SE l/4) of the Northwest Quarter (NW l/4) of said Section Eighteen (18), all containing Five and

31/100ths (5.31) acres, more or less.

AND

(Per Doc. No. 979475 - Conveyance of Forfeited Lands)

(Except Railway) Lots one (I), two (2), eleven (11), twelve (12), thirteen (13) and fourteen (14) in Block one (I); Lots one (I), two (2) and three (3) and (Except Railway) Lots four (4) and five (5) in Block two (2); [Lots one (I) two (2), three (3), four (4), five (5), Six (6), seven (7), eight (8), nine (9), ten (10), eighteen (18), twenty one (21), twenty two (22), twenty three (23), thirty five (35), thirty six (36), thirty seven (37), thirty eight (38), thirty nine (39), forty (40), forty one (41), forty two (42), forty three (43), forty four (44), forty five (45) and forty six (46) in Block five (5),]

all in Eisenmenger and Zaspel 's Lake Park, also Lots five (5) and ten (I 0) in Block five (5) and Lot eight (8) in Block ten (I 0) In St. Aubin and Dion's Rice Street Addition to the City of St. Paul.

AND

(Per Warranty Deed Doc. No. 953924)

That port of the middle third of the Southwest Quarter (SW l/4) of Section Eighteen (18), Township Twenty-nine (29), North of Range Twenty-two (22), West, Ramsey County, Minnesota except the South 242.87 feet thereof which lies between a north and south line produced south and parallel to the east line of the middle third Southwest Quarter (SW l/4) of said Section 18 from a point thirty (30) feet east of the Northeast corner of the first parcel of and described in a deed dated April 11, 1913 and recorded on page 558 in Book 597 of deeds in the office of the Register of Deeds in Ramsey County; and the four following tracts of land; the first parcel described in Warranty deed dated April 11, 1913 and recorded on page 558 in book 597 of deeds in the office of the Register of Deeds in Ramsey County. the first parcel described in Warranty Deed dated March 14, 1884 and recorded on page 335 in book 123 of Warranty Deeds in the office of the Register of Deeds for Ramsey County, that parcel described in Warranty deed dated December 5, 1883 and recorded on page 668 in book 115 of Warranty Deeds In the office of the Register of Deeds in Ramsey County; and those lands described in quit claim deed dated Apr l l 11, 1913 and recorded on page 571 in book 598 of deeds in the office of the Register of Deeds in Ramsey County, containing 907 /l 000 of an acre, more or less, said property being according to the plat on file and of record in the office of Register of Deeds in and for Ramsey County, Minn.

AND

(Per Warranty Deed Doc. No. 980927)

A triangular piece or parcel of land in the Northwest Quarter (NW l/4) of Section 18, Township 29 North, Range 22 West, County of Ramsey, State of Minnesota, more particularly described as being bounded as follows, to-wit:

On the east by a line parallel to and 260.00 feet west of the east line of said Northwest Quarter (NWI /4) of Section 18; on the west by the easterly line of those certain parcels of land described in a Quitclaim Deed dated September 2, 1925 and recorded on page 382 in Book 763 of Deeds In the office of the Register of Deeds in and for the County of Ramsey; on the south by the south line of said Northwest Quarter (NW l/4) of Section 18, subject to the existing public easement for highway purposes over and across the southerly thirty-three (33) feet thereof and containing seventeen and 95/100 (17.95) acres, more or less.

AND

(Per Quit Claim Deed Doc. No. 986467)

One and eight hundred fourteen one thousandths (I & 814/1000) acres of land, more or less described as all that part of the North one third (N l/3) of the Southwest one-quarter (SW l/4) of Section Eighteen (18), Township Twenty-nine (29) North, Range twenty-two (22) West, County of Ramsey, which lies between a line parallel to and Six hundred seventy-one and eight-tenths

(671 & 8/10) feet west of the east line of the North one-third (N 1/3) of the Southwest one-quarter (SW l/4) of said Section Eighteen (18), and those parcels of land described In Warranty Deed dated October 22, 1924 and recorded on page 513, Book 756 of Deeds in the office of the Register of Deeds In and for the County of Ramsey, and Warranty Deed dated April 24, 1886, and recorded on pages 131, 132 and 133, Book 157 of Warranty Deeds In the office of the Register of Deeds In and for the County of Ramsey, all according to the plat thereof on file and of record as document 986315 in Book 3 of Water Works Plats. page 14, in the office of the Register of Deeds in and for Ramsey County, Minnesota. This Indenture is made and given to correct and supply errors and omissions in that certain Warranty Deed dated the 27th day of September A D. 1939 and recorded as document 954605 in Book 1038 of Deeds, page 299, in the office of the Register of Deeds In and for Ramsey County, Minnesota.

AND

(Per Doc. No. 1019985 - Conveyance of Forfeited Lands)

Lots seven (7) and eight (8), Block five (5), Lots four (4), five (5), six (6), seven (7), and nine (9), Block ten (10), and (Except railroad) lot twenty-five and all of Lot twenty-four (24), Block eight (8), St. Aubin & Dion1 s Rice St. Addition according to the recorded plat thereof recorded in the office of the Register of Deeds in and for said county.

AND

(Per Doc. No. 1032167 - Conveyance of Forfeited Lands)

Lots sixteen (16) and seventeen (17), Block ten (I 0), St. Aubin and Dion's Rice Street Addition, Ramsey County, Minnesota.

AND

(Per Warranty Deed Doc. No. 1388921)

All that certain portion of the south 242.87 feet of the north half (N 1/2) of the south two-thirds (S 2/3) of the southwest quarter (SW 1/4) of Section 18 in Township 29 North of Range 22 West in the County of Ramsey, State of Minnesota which is bounded as follows, to wit: on the east by a line 166.2 feet west of and parallel to the east line of the southwest quarter (SW 1/4) of said Section 18 and on the west by the extended easterly line of Block 3 of St. Aubin and Dion1 s Rice Street Addition to the City of St. Paul, according to the plat of said addition of record in Book ?? of Plats at page I, in the office of the Register of Deeds in and for said County of Ramsey, this parcel comprising tract of land measuring approximately 528.6 feet east-west by 242.87 feet north-south and containing 2-96/100 acres of land.

AND

(Per Warranty Deed Doc. No. 1606979)

Lot nine (9), Block five (5), St. Aubin and Dion's Rice Street Addition to the City of St Paul, Ramsey Co. Minn .. according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

AND

(Per Quit Claim Deed Doc. Na. 1686654)

Lots Numbered Three (3), Eighteen (18) and Nineteen (19) in Block Numbered Ten (10) St. Aubin and Dion's Rice Street Addition to the City of St. Poul, Ramsey County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Register of Deeds of said Ramsey County, Minnesota.

AND

(Per Warranty Deed Doc. No. 1688665)

Lots one (I), two (2), three (3), four (4) and six (6), Block five (5), St. Aubin and Dion's Rice Street Addition to the City of St. Paul, according to the plat thereof on file and of record In the office of the Register of Deeds In and for said county.

AND

(Per Warranty Deed Doc. No. 1688666)

Lots one (I) and two (2), Block ten (10), St. Aubin and Dion's Rice Street Addition to the City of St. Paul, according to the plat thereof on file and of record, in the office of the Register of Deeds in and for said county.

AND

(Per Warranty Deed Doc. No. 1691806)

Lots one (1), two (2), three (3), four (4) and nineteen (19), Block nine (9), St Aubin and Dion's Rice Street Addition to the City of St Paul, Ramsey Co. Minn., according to the plat thereof an file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

AND

(Per Warranty Deed Doc. No. 1747463)

Lots eleven (11), twelve (12), thirteen (13), fourteen (14), and fifteen (15), Block ten (10), St. Aubin and Dion's Rice Street Addition to the City of St Paul, Ramsey Co. Minn., according to the plat thereof on file and of record in the office of the Register of Deeds in and for Ramsey County, Minnesota.

AND

(Per Resolution Doc. No. 1995764)

Resolved, That the Board of Water Commissioners of the City of Saint Paul does hereby accept the Quit Claim Deed for said land known as Lots 11, 12, 13, 14 and 15, Block 15, Eisenminger and Zaspel1s Lake Park Addition, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Ramsey County, Minnesota and said Board does agree to pay as the total purchase price for said land the outstanding assessments levied against Lots 11, 12, 13, 14 and 15, and the taxes due and owing for 1977 and 1978 (including interest and penalties);

AND

(Per Warranty Deed Doc. No. 4620733)

The North Half (N l /2) of that part of the South one hundred sixty-two and eighty-seven hundredths (162.87) feet of the North two-thirds (N 2/3) of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Twenty-nine (29), Range Twenty-two (22) lying East of the St. Paul Water Works right of way (described in Book 115 of Deeds, page 668) and West of o Northerly projection of the East line of the alley in Block Four (4), St. Aubin and Dion's Rice Street Addition to the City of St. Paul, Ramsey County, Minnesota

DRAFT
MINUTES OF THE MAPLEWOOD COMMUNITY DESIGN REVIEW BOARD
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, FEBRUARY 15, 2022
6:00 P.M.
(THIS MEETING WAS HELD REMOTELY VIA CONFERENCE CALL)

E. NEW BUSINESS

2. Design Review Resolution, McCarrons Water Treatment Plant Improvement Project, 1900 Rice Street North

Michael Martin, Assistant Community Development Director, gave the report on the Design Review Resolution for McCarrons Water Treatment Plant Improvement Project, 1900 Rice Street North and answered questions of the board.

William Menkhaus of St Paul Regional Water Services addressed the board and answered questions.

Roger Scharf of Jacobs Engineering addressed the board and answered questions.

Boardmember Lamers moved to approve the design review resolution allowing Saint Paul Regional Water Services to construct improvements to its McCarrons Water Treatment Plant at 1900 Rice Street North based on staff recommendations, with the friendly amendment that trees within Area 3 of the project be preserved within 50 feet of any residential property line. Additionally, a screening fence in Area 1 and berm in Area 2 shall be added as proposed by the applicant. At the conclusion of the project, Areas 1 and 2 shall be landscaped as originally proposed by the applicant.

Seconded by Chairperson Kempe Ayes – All

The motion passed.

This item will go to the city council on February 28, 2022.

DRAFT
MINUTES OF THE MAPLEWOOD PLANNING COMMISSION
1830 COUNTY ROAD B EAST, MAPLEWOOD, MINNESOTA
TUESDAY, FEBRUARY 15, 2022
7:00 P.M.
(THIS MEETING WAS HELD REMOTELY VIA CONFERENCE CALL)

E. PUBLIC HEARING

2. Conditional Use Permit Resolution, McCarrons Water Treatment Plant Improvement Project, 1900 Rice Street North

Michael Martin, Assistant Community Development Director, gave the report on the Conditional Use Permit Resolution amendment for McCarrons Water Treatment Plant Improvement Project, 1900 Rice Street North and answered questions of the commission.

Patrick Shea of St Paul Regional Water Services addressed the commission and answered questions.

William Menkhaus of St Paul Regional Water Services addressed the commission and answered questions.

Roger Scharf of Jacobs Engineering addressed the commission and answered questions.

Eric Schield of Jacobs Engineering addressed the commission and answered questions.

Chairperson Arbuckle opened the public hearing.

There were no callers for this item. A discussion was held between commission members, staff and representatives of the McCarron's Water Treatment Plant Improvement Project

Chairperson Arbuckle closed the public hearing.

Commissioner Sukolsky moved to approve a resolution for a conditional use permit amendment permitting Saint Paul Regional Water Services to construct improvements to its McCarrons Water Treatment Plant at 1900 Rice Street North, with the friendly amendment that the applicant's proposed solution for tree removal be adopted, which includes a 10ft fence with sound proof fabric installed in Area 1, a berm constructed in Area 2, and a 30 foot buffer for tree removal in Area 3.

Seconded by Chairperson Arbuckle

Ayes – Sulkolsky, Yang, Arbuckle

Nay – Ige

The motion passed.

This item will go to the city council on February 28, 2022