SARTELL EPIC CENTER (SECTION 34 AND 35) DEVELOPMENT AREA
AUAR AND MITIGATION PLAN UPDATE
By: Anita Rasmussen, AICP
Planning and Community Development Director

Background:
The City of Sartell acted as the Responsible Government Unit in the processing of an Alternative Urban Areawide Review (AUAR) in accordance with Minnesota Rules Chapter 4410 in 2007. This process was initiated to study the environmental impacts of proposed development in one of the City's identified growth areas which is located within portions of section 34 and 35 and consists of approximately 225 acres. Stantac was the lead consultant who had prepared the AUAR on behalf of the City of Sartell.

As you may recall, the Sartell AUAR process had been unique in that it included a voluntary scoping process, along with an unprecedented opportunity for public input. That level of input resulted in a methodically comprehensive document and mitigation plan, in which not one objection was raised by the state agencies during the previous comment period. As a result, the Council approved the final AUAR and Mitigation plan on April 17, 2007.

Minnesota Rules require an update every 5 years until the area is developed. The AUAR update provides an up to date progress of the development scenarios, a mitigation plan and relevant permit approvals.

The review cannot contemplate a change in the development scenarios or adding additional mitigation strategies. A review and update of the AUAR are to ensure that the development and mitigation plan has been implemented and that any development currently constructed is less than or equal to what was studied under the assumptions of the adopted AUAR.

The City received a total of three comment letters during the public comment period from March 2, 2014 to April 2, 2014. The letters were from the Minnesota Department of Health, Minnesota Department of Natural Resources and William Huston (Westwood Professionals – Engineer to the development of Epic Center). All comments and concerns were addressed with a response from our consultants.

Recommendation:
The Planning Commission (5/0), along with staff recommends adopting the resolution approving the update to the Sartell Epic Center AUAR

Action:
For your consideration:
Resolution adopting the update to the Sartell Epic Center AUAR

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #_____

RESOLUTION ADOPTING THE UPDATE TO THE SARTELL EPIC CENTER ALTERNATIVE URBAN AREAWIDE REVIEW (AUAR)

WHEREAS, Chapter 4410.3600 of Minnesota Rules allows for alternative environmental review of a project when environmental review is required; and

WHEREAS, Chapter 4410.3610 of Minnesota Rules allows for a local unit of government to use an Alternative Urban Areawide Review (AUAR) environmental review process instead of and EAW and EIS; and

WHEREAS, the City adopted the Sartell Epic Center AUAR, formerly known as the Sartell Section 34 & 35 Development Area AUAR, on April 17, 2007; and

WHEREAS, the City desires to update the 2007 AUAR following the same AUAR process; and

WHEREAS, the City approved the AUAR Update for distribution and comment on February 10, 2014; and

WHEREAS, the Official Comment Period closed on April 2, 2014.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SARTELL, STEARNS COUNTY, STATE OF MINNESOTA, as follows:

That the City hereby adopts the Sartell Epic Center AUAR Update as regulated by Chapter 4410.3610 of Minnesota Rules.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Sartell City Council this the 12th day of May, 2014.

_____

Mayor

ATTEST:

_____

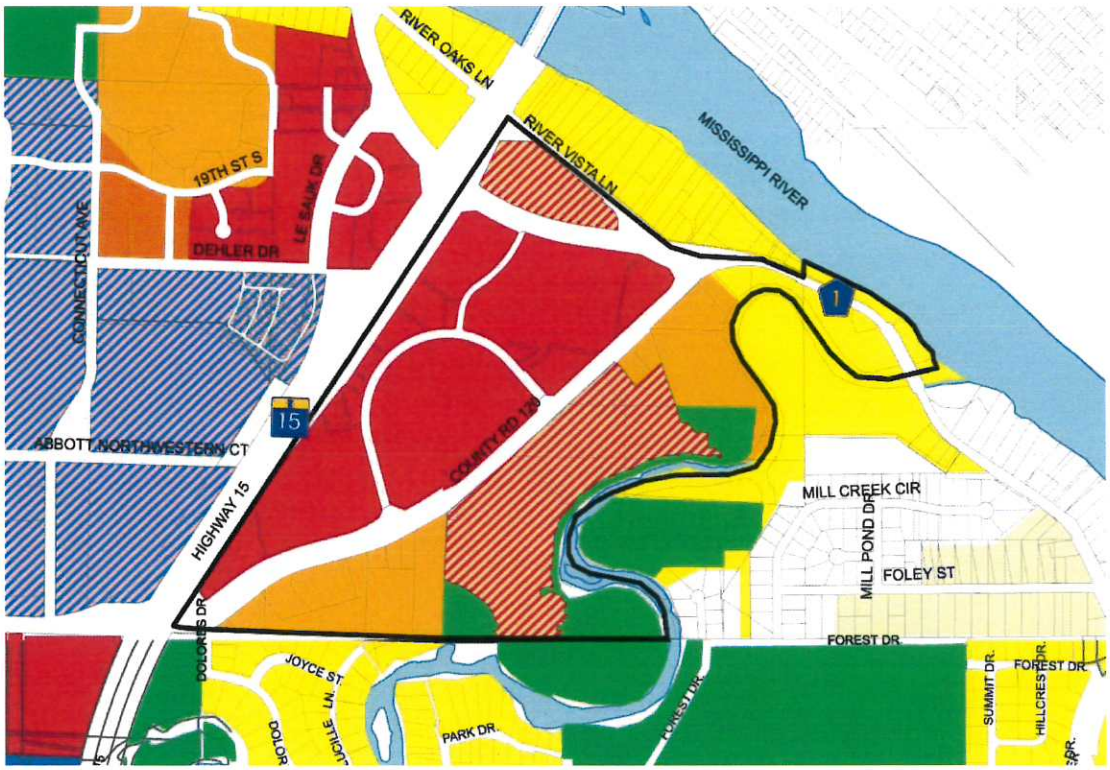
City Clerk

City of Sartell, Minnesota
Sartell Epic Center

Alternative Urban Areawide Review (AUAR) Update

Original AUAR: April 17, 2007

Update 1: April 18, 2014



Alternative Urban Areawide Review (AUAR) Update
Technical Memorandum

DATE: April 18, 2014

TO: Anita Rasmussen, Community Development Director

FROM: John Shardlow, FAICP, Stantec Consulting Services

RE: Sartell Epic Center AUAR (formally known as Sartell Section 34 & 35 Development Area AUAR)

Introduction

This technical memorandum serves as the update for the *Sartell Epic Center AUAR (formally known as the Sartell Section 34 & 35 Development Area AUAR)* adopted by the City of Sartell on April 17, 2007. This update is prepared under the provisions of Minnesota Rule 4410.3610 Subpart 7, which requires an update every five years until full development of the AUAR area is complete. The mitigation items in the AUAR update follow the standard Environmental Assessment Worksheet (EAW) form. When an EAW item is not applicable to this AUAR, it is stated so. Responses to the questions are only provided when there has been a change since the 2007 AUAR. Whenever "no changes" is indicated, refer to the original document as listed above to review the original response.

This update is also an opportunity to revisit the AUAR in light of development activity and bring up to date the progress of several important mitigation strategies. An important element of the 2007 AUAR was implementation of mitigation strategies for the Bald Eagle pair. Item 11 includes updates to the mitigation strategies surrounding the pair and habitat, including the successful outcome of the Bald Eagle pair relocating their nest to a property adjacent to the Mississippi River, 1,000 feet away from the Epic Center Plat.

Approvals to date within the Epic Center include transportation and utility improvements and new commercial development that are most closely aligned with Scenario 1b. Specific developments are listed in Item 7.

AUAR Items

The information in this memorandum for updates or modifications to the AUAR follows the outline in the original AUAR that including updates to the mitigation strategies. Information and analysis in the 2007 AUAR is presumed to still apply, unless new information or analysis is included in this update.

Where maps convey the same information as maps in the 2007 AUAR, the same figure numbers are used.

1. **Title**. No change

2. **Proposer**. No change.

3. **RGU**. No change.

4. **Reason for EAW Preparation**. No change.

5. **Location and Maps**. The AUAR project area boundaries have not changed.

6. **Description**. The description of the development scenarios (Scenario 1a and 1b and Scenario 2) have not changed. In the 2007 AUAR Figures 6-1 through 6-2 illustrate the development scenarios. Development to date is consistent with Scenario 1b.

7. **Project Magnitude Data.**

   Update: Development activity in the AUAR Area to date:

   Sam's Club – 144,385 sf building/14.07 acre lot
   WalMart – 176,331 sf building/18.17 acre lot
   Frugel Burger – 944 sf building/.44 acre lot
   Taco Johns and Hardees– 2800 and 2480 sf buildings/1.4 acre lot
   Epic Shoppes- 15,430 sf buildings/86,113 sf lot

8. **Permits and Approvals Required.** The permits, review and approvals required in the previous Table 8.1 still apply, although in some cases the regulations applicable to that permit, review or approval have been amended. Many of these permits have been obtained. A status update is indicated below. Any project proposer within the AUAR project area will need to be aware of current regulations.

   Table 8-1. List of Permits and Approvals–Update:

Unit of Government	Type of Application	Status
Federal		
Army Corps of Engineers	Section 404 Permit	Not Applicable for Project Approved to Date.
	Letter of No Wetland Jurisdiction	Not Applicable for Project Approved to Date
FEMA	Letter of Map Revision (LOMR)	Not Applicable for Project Approved to Date
State		
Minnesota Environmental Quality Board	Environmental Assessment (AUAR)	AURA completed and Approved
Minnesota Pollution Control Agency	Section 401 Water Quality Certificate or Waiver	Approved

Unit of Government	Type of Application	Status
	NPDES/SDS General Permit	Approved
	Sanitary Sewer Extension Permit	Approved
Minnesota Board of Soil and Water Resources	Erosion and Sediment Control Plan Approval	Approved
Minnesota Pollution Control Agency	Sanitary Sewer Extension Permit	Approved
Minnesota Department of Natural Resources	General Permit 97-0005 for Temporary Water Appropriations (need if more than 10,000 gpd of water is appropriated	To be applied for, if necessary.
	Water Appropriations Permit	Approved
Minnesota Department of Health	Watermain Extension Approval	Approved
	Sanitary Sewer Extension Permit Approval	Approved
	Well Location and Construction Approval	Approved
Minnesota Department of Transportation	Access Permits	Approved
	Drainage Permit	Approved
	Construction within Right of Way Permit	Approved
Regional		
Sauk River Watershed District	Erosion and Sediment Control Plan Permit/ Approval	Approved
	Stormwater Management Permit/Plan Approval	Approved
County		
Stearns County	County Roadway Access Permits	Approved
	County Utility Permit	Approved
Local		
City of Sartell	Site Plan Approval(s)	Approved for Walmart, Sam's Club, Hardees, Taco John's, Frugal Burger and retail strip mall within Epic Center
	AUAR and Mitigation Plan Approval	Approved
	Comprehensive Plan Amendment (Land Use)	Approved
City of Sartell (continued)	Planned Unit Development/CDZ Approval	Approved, Epic Center was rezoned to R5 Planned Unit Development
	Preliminary Plat Approval	Approved
	Final Plat (multiple) Approval	Approved (Outlots will need to receive final plat approval prior to development).
	Conditional Use Permit	Approved
	Land Disturbance Permit	Approved
	Building Permits (multiple)	Approved for Walmart, Sam's Club, Hardees, Taco John's, Frugal Burger and retail strip mall within Epic Center
	Sanitary Sewer Connection Permit (multiple)	Approved

Unit of Government	Type of Application	Status
	Municipal Water Connection Permit (multiple)	Approved
	Stormwater Management Plan Approval	Approved
	Wetland Delineation Boundary Confirmation	Wetland delineation completed and approved
	Certificate of Wetland Exemption	Not Applicable for the Epic Center Plat
	WCA Replacement Plan Approval	Approved
	Rezoning Approval	Approved
LeSauk Township	Right of Way and Utility Permit	Approved

* All required permits and approvals will be obtained. Any necessary permits or approvals that are not listed in the table above were unintentionally omitted, and some listed may not be necessary.

The City's land use plan was updated to guide the AUAR boundary as General Business and Medium Density Residential.

9. **Land Use.** Potential impacts were outline in the final AUAR with mitigation strategies that have been implement through development activities and approvals:

9.1 Any gravel pit contaminants must be addressed by the developer or other responsible party in accordance with Minnesota Pollution Control Agency rules.

Update: Completed as part of the preliminary and final platting process for Epic Center.

9.2 Use landscaping, berming and downcast, cutoff lighting around parking areas to minimize light pollution, noise pollution, and visibility of the development to surrounding single family residential uses.

Update: Additional berming and landscaping elements were provided for in the site plan(s) for Walmart and Sam's Club from the adjacent single family residential properties. All lights are full-cut lights not exceeding .5 lumens at the property line.

9.3 The city will explore the use of alternative parking requirements (including construction requirements) to mitigate for issues of traffic noise, safety and negative effects of impervious surface. These include reducing the total number of required spaces based on typical use rather than peak use and reducing the amount of impervious surface through the use of pervious pavers, grass pavers, or leaving areas designed for peak times unpaved.

Update: Epic Center was rezoned to R5 Planned Unit Development (PUD). The PUD agreement calls for shared parking. This is reviewed during site plan approval.

9.4 Restrict commercial sign positioning, size, and height to prevent negative visual impacts to surrounding residential areas in accordance with the adopted sign ordinance.

Update: All of the freestanding signage located within the Epic Center plat is located along Highway 15. The buildings provide a physical buffer to the signage.

9.5 A pedestrian movement plan should be completed that shows how pedestrians will move efficiently and safely between the residential and commercial sections of the development within the AUAR area, as well as between surrounding residential neighborhoods or form parking areas within the AUAR.

Update: Sidewalks were constructed within the interior of the Epic Center Development, which connect via the roundabouts to the public trail located along County Road 120 and 1. The three intersections along County Road 120 were installed with roundabouts, which is an effective and safe mode for pedestrian traffic.

9.6 Traffic calming measure should be installed between the commercial development and surrounding residential areas.

Update: Traffic calming measures: The new diverging diamond interchange has a pedestrian activated signaling for the safe crossing of the interchange. A median was installed along County Road 120 and planted with grass and trees, which provides a buffer to the residential uses and a safer environment for pedestrians.

10. **Cover Type.** Construction has occurred within AUAR boundary. Updates have been made to Figure 10-1 to reflect changes. Table below includes updated land cover by acres:

Land Cover Type:	Acres
Bur Oak/Basswood Forest	9.41
Cultural Grassland	17.59
Cultural Grassland & Trees	14.29
Developed	82.90
Emergent Wetland-Types3/4	5.99
Floodplain Forest	4.89
Lowland Forest	4.04
Non-Native Woodland	5.24
Oak Woodland	27.45
Old Field	17.76
Open Water	4.93
Upland Brush	0.03
Wet Meadow-Type 2	4.74
Disturbed Upland	24.70

11. **Fish, Wildlife and Ecologically Sensitive Resources**. In the final AUAR mitigation strategies for previous and/or potential future impacts to the Sartell Eagle Pair, Remaining Model Bald Eagle Nesting Habitat, Regionally Rare Habitat and Existing Wildlife Corridors.

The following table describes **Updates** to item 11.1:

Table 11-6. Decision Matrix for Determining Mitigation Measures for the Sartell Eagle Pair, Remaining Model Bald Eagle Nesting Habitat, Regionally Rare Habitat, and Existing Wildlife Corridors. Updates are indicated in the table:

RESOURCE	DEVELOPMENT OUTCOME	IMPACT	PRIMARY MITIGATION[1]	ADDITIONAL MITIGATION MEASURES[1]
Sartell Eagle Pair Nesting Habitat (includes two pre-2005 model nesting habitat areas west of CR-134 in the AUAR Area)[2]	Removed (only outcome possible since the Sartell Eagle nesting habitat within the AUAR Area was removed by logging activities in 2005; as a result this pair lost model nesting habitat)	Direct impact to Sartell Eagle pair	**Off-site, short term measure (only realistic measure):** preserve and enhance Sartell Eagle nest site within model and/or other appropriate historical nesting habitat outside of the AUAR Area (it is unlikely the Sartell Eagles will use the remaining on-site model nesting habitat)	• Protect land with conservation easement • Improve native habitat through creation, restoration, and/or enhancement • Provide resource stewardship through long term management, monitoring and funding mechanism to support activities • Buffer land with appropriate native habitat or native plant screening
			AUAR UPDATE -Sartell Eagle Pair: The pair have moved their nest to a property adjacent to the Mississippi River (1000' feet away from the Epic Center Plat.) - **Off-Site Update -** The City of Sartell holds a conservation easement over Graham Island located within the Mississippi River. The developers of the Epic Center Plat purchased that property.	
Remaining Model Bald Eagle Habitat (includes one model nesting habitat in the AUAR Area; it is unlikely the Sartell Eagles will use this nesting habitat; this measure may benefit another pair)	Preserved	Potential indirect impacts due to adjacent development	**On-site, short term measure:** improve nesting habitat and follow DNR activity restriction guidelines	
	Removed	Loss of habitat	**On-site, long term measure:** preserve and enhance nesting habitat within the AUAR Area	
			Off-site, short term measure: Preserve and enhance nesting habitat within model nesting habitat outside the AUAR Area & outside the Sartell Eagle territory	

			AUAR UPDATE: Remaining Model Eagle Habitat - **Onsite** – The City of Sartell is scheduled to close on 44 acres of future parkland by the end of February 2014. The property had been identified as containing model eagle habitat. The park will be purchased from the utilization of park.dedication and legacy funds.	
Regionally Rare Habitat (includes mesic oak savanna, oak woodland, and wet meadow[3])	Preserved	Edge effects due to adjacent development	Design to maintain large habitat blocks with minimal intrusions of cultural land uses	
	Removed	Loss of habitat	Creation and/or Restoration of quality habitat	
			AUAR UPDATE: Regionally Rare Habitat - Nearly a third of the Epic Center Plat/development remains a wetland through enhancement and mitigation.	
Wildlife Corridors	Preserved	Edge effects due to adjacent development	Design to maximize corridor width; provide for adequately sized culvert(s) where needed	
	Removed	Loss of corridor	Create new corridor in appropriate location	
			AUAR UPDATE: Wildlife Corridors: - The City of Sartell is scheduled to close on 44 acres of future parkland by the end of February 2014. The property had been identified as an environmentally sensitive area for the preservation of natural habitat and wildlife.	

[1] Final mitigation measures will depend on the location and amount of preservation and removal of each resource for proposed projects within the AUAR Area. The DNR's Draft AUAR comment letter recommended that a commercial tenants' association be created to raise annual funds to be used to subsidize raptor rehabilitation efforts in the State of MN.

[2] The Sartell Eagle nesting habitat within the AUAR Area was removed by logging activities in 2005.

[3] The mesic oak savanna and wet meadow are also higher quality habitats.

11.3- Amended the City's Environmental Sensitive Areas (ESA) map to depict the revised ESA consistent with the findings within the AUAR.

11.6- Amended the City's zoning ordinance adopting requirements for grading and erosion control protection along the shoreline of public waters (Mississippi and Sauk Rivers).

No other changes item 11.

12. **Physical Impacts on Water Resources.**

Potential Impacts identified in the Final AUAR:

- Existing jurisdictional wetland basins may be impacted
- Wetland basins may be impacted to serve the AUAR area with a roadway system that meets access spacing guidelines and provides non-circuitous access through the AUAR area

Mitigation Strategies identified in the Final AUAR and status Updates:

12.1. Follow the sequencing requirements of the *Wetlands Conservation Act* (WCA).

12.2. Minimize the width of potential roadways impacting wetlands and locate the impacts in lower quality wetland areas.

Update: A loop road was installed within Epic Center for acceptable access and to protect the open space and wetland area.

12.3. Complete wetland delineations in the AUAR area.

Update: A wetland delineation was completed for Epic Center (97 acres north of CSAH 120).

12.4. Apply for applicable wetland permits to obtain authorization for wetland alterations under WCA and Section 404 prior to project construction if development activities will impact a jurisdictional wetland.

Update: The most desirable wetlands within Epic Center were protected and improved. The wetlands went from 9.5 acres to 13.29 acres +/-.

12.5. Mitigate areas of wetland impacts according to the requirements of the Wetland Conservation Act and Section 404 of the Clean Water Act. Mitigation should be considered within the AUAR prior to considering mitigating impacts outside the AUAR area. Whether mitigation inside or occurs outside the AUAR area, replacement of lost functions and values of the wetlands impacted will need to be accomplished.

12.6. Submit wetland permit applications and replacement plans, as appropriate, to the Minnesota Board of Water and Soil Resources, US Army Corps of Engineers, City of Sartell, Sauk River Watershed District Soil, and Stearns County Water Conservation District.

Update: The most desirable wetlands within Epic Center were protected and improved. The wetlands went from 9.5 acres to 13.29 acres +/-.

12.7. Indirect impacts to the wetlands should be minimized by focusing on the following

strategies:

a. Protection of recharge areas
b. Maintenance drainage areas for various wetland basins
c. Promote infiltration and/or filtration of surface runoff prior to reaching wetlands.

   Update: Rain gardens were installed at Walmart and Sam's Club developments within Epic Center, which provides infiltration and filtration of building and parking lot/surface runoff prior to reaching the wetlands.

d. Establish and maintain buffers of native vegetation that meet or exceed City ordinance requirements.

   Update: Within Epic Center there are three large areas of wetland habitat and upland area containing native vegetation, totaling 16 acres of preserved wetlands, upland/natural areas and open space.

13. **City Infrastructure: Water System**.

Update: City utilities are provided to Epic Center. A 12 inch watermain was installed along CSAH 120 and 1 and an 8 inch within the private Loop Road. Figure 13-1 of the Final AUAR has been updated to reflect completed improvements.

13.1 In 2008, the City constructed a new water treatment facility in the southwest portion of the community to ensure an adequate water supply and distribution system for all future development.

13.2 All water supply and distribution systems were designed by our consulting engineers (Stantac) and are constructed in accordance with the Minnesota Department of Health standards and the City's Comprehensive Water System Plan.

13.3. The southwest transportation improvements (23rd Street South, 50th Avenue, Heritage Drive) were all roadway projects completed in part in accordance with the AUAR and other regional planning studies, capital improvement plans and comprehensive utility plans.

13.4 The City of Sartell is currently updating the comprehensive wellhead protection plan and will include provisions for new wells.

13.5. The City of Sartell continues to require that all wells be sealed and abandoned in accordance with Minnesota Department of Health codes.

14. **Water-Related Land Use Management Districts.**

    Update: The City of Sartell amended the zoning ordinance adopting requirements for alterations along the shoreline of the Mississippi and Sauk Rivers, including vegetation removal, grading and erosion control protection. Additionally, the City amended the zoning ordinance/ESA ordinance to require the setback from the public water (Mississippi and Sauk Rivers) to be consistent with the MN DNR rules for new developments not currently platted. The property south of County Road 120 is subject to the ESA ordinance.

15. **Water Surface Use**. No change.

16. **Erosion and Sedimentation**.
    Update:
    Item 16.3- The City amended the environmentally sensitive areas ordinance to require the setback from the public water (Sauk River) to be consistent with the MN DNR rules for new developments not currently platted . The property south of County Road 120 within the AUAR area is subject to the ESA ordinance.

    Item 16.4 -The City of Sartell amended the zoning ordinance adopting requirements for alterations along the shoreline of the Mississippi and Sauk Rivers, including vegetation removal, grading and erosion control protection.

17. **Water Quality – Surface Water Runoff.**
    Update:

    Item 17.5-Six wetlands were delineated within Epic Center and a WCA permit was approved, which resulted in the protection and improvement of the most desirable wetlands. The wetlands went from 9.5 acres to 13.29 acres +/-.

    Rain gardens were installed at Walmart and Sam's Club developments within Epic Center, which provides infiltration and filtration of building and parking lot/surface runoff prior to reaching the wetlands; therefore, preserving the ecological integrity of the wetlands.

    Item 17.6- The City approved the rezoning of Epic Center to R5 Planned Unit Development (PUD). The PUD agreement established an overall greenspace of 35%.

    In 2013, The City of Sartell adopted a total impervious surface limit within multiple-family residential districts to be no more than 55%. The property south of County Road 120 is guided for mixed use and medium density residential, which is a combination of medium and high density residential (multi-family) and commercial.

18. **Water Quality – Wastewater.**
    Update: Lateral sewers were extended into Epic Center.

19. **Geologic Hazards and Soil Conditions**. Potential groundwater contamination could occur on the sites of the former gravel pits.

Update: The former gravel pit was filled in and compacted. There have been no issues with groundwater contamination.

20. **Transportation.** Mitigation Strategies identified in the Final AUAR are listed below with **updates** of completed projects:

21.2 Even without development of the AUAR area, transportation improvements will be needed by 2015. These improvements are listed in the table below:

Mitigation Measures Required for 2015 No-Build Scenario

Facility	Location	Mitigation Measure	AUAR Update
• CSAH 1	Northwest of River Oaks Lane to southeast of CR 134 (120)	Expand to 4-lane undivided	Expanded to a four lane divided roadway by Stearns County.
• CR 134 (120)	50th Avenue to Pine Cone Road	Expand to 4-lane undivided	Not yet completed by Stearns County.
• TH 15/CSAH 1	Intersection	Dual left turn lanes on all approaches and additional east-west through-lanes.	Dual left lanes have not been constructed. Dedicated east/west roadway constructed for County Road 1.
• TH 15/CR 134	Intersection	Dual left turn lanes: WB, EB approaches and additional east-west through-lanes.	A diverging diamond interchange was constructed in 2013.
• Center Drive	Intersection	Convert to Right-in/out	Converted to the "4th" leg of a roundabout.
• Connecticut Avenue	Intersection	Convert to Right-in/out	Completed

Note: EB = eastbound, WB = westbound, NB = northbound, SB = southbound

21.3 **Update:** extended 23rd Street South to Lander Avenue (50th Avenue) and realigned at CSAH 120 & 134.

21.4 To accommodate AUAR Development Scenarios 1a and 1b, the following additional improvements were identified in the Final AUAR.

Updates to these improvements are listed in the following table:

Mitigation Measures Required for Scenarios 1a or 1b

Facility	Location	Mitigation Measure	AUAR Update
• CR 134 (120)	TH 15 to CSAH 1	Expand to 4-lane undivided	Expanded to a four lane divided roadway by Stearns County.
• CSAH 1/Realigned River Oaks Vista (Loop Road)	Intersection	Convert to Right-in/out	River Vista Land was re-aligned and is located as the "4th" leg of a roundabout.
• CSAH 1/CR 134 (120)	Intersection	Traffic signal	A roundabout was constructed as a means of traffic control.
• CR 134 (120)/loop road (north)	Intersection	Traffic signal	A roundabout was constructed as a means of traffic control.
• CR 134(120)/loop road (south)	Intersection	Traffic signal	A roundabout was constructed as a means of traffic control.

Note: EB = eastbound, WB = westbound, NB = northbound, SB = southbound [1)]It should be noted that the conversion of River Oaks Vista to right-in/out only will limit accessibility to the neighborhood. One possible option that could be explored to address the question of accessibility would be to extend the current River Oaks Vista to the northeast where it would intersect CSAH 1 at CR 134. This would create a 4-legged intersection, which would improve accessibility to the River Oaks Vista neighborhood. Because this improvement would impact property owners, it is recommended that this measure be explored in detail to determine its benefits, costs and feasibility.

21.5 A Diamond interchange was constructed at eh intersection of Hwy 15 & CSAH 120. CSAH 120 was reconstructed and realigned slightly to the north. The former CSAH 120 is a frontage road, which provides safe access to Dolores Lane.

21.8 St. Cloud MTC provides bus service along CSAH 120 and within Epic Center.

21.9 Sidewalks and two bus stops/shelters were installed along the Loop Road in front of Walmart and Sam Club.

24. **Noise.**

Update:

24.1 The Epic Center Development, Construction of County Road 120, along with the site plans of Sam's Club and Walmart all had extra berming and landscaping requirements as a means of mitigating noise. Both Sam's and Walmart were positioned on the properties to lessen the impacts of noise.

25. **Sensitive Resources.**

Update:

25.1 The City has not completed a Phase 1 archaeological study.

25.2 During the reconstruction of County Road 120 and the development of the Epic Center plat, no archaeological, historical or architectural resources were found. Upon future development

construction projects, care will be given to ensure awareness of the potential discover of these types of resources and will consult with SHPO.

25.3. The Epic Center Plat was required to donate a payment in lieu of park land dedication greater than the amount established in the AUAR. In 2007, the estimated payment in lieu would have been $260,460.27. The Developers of the Epic Center Plat paid $293,639.92 which was deposited into the City's Park Dedication fund.

25.4 Trails were constructed upon the reconstruction of County Road 1 and County Road 120, in addition to interior sidewalks within the Epic Center Development. The Highway 15 Diverging Diamond contains a center pedestrian trail linking the east and west sides of County Road 120.

27. **Compatibility with Plans and Regulations.**

Update: Developments approved to date were all approved through an R5 Planned Unit Development (PUD). During this process plats, site plans, building plans and all other development related plans were approved according to the City's local zoning and subdivision ordinances. This update also serves as the required five year update in accordance with Mn Rules 4410.3610, Subp. 3.

This AUAR update has been approved for publication by the City of Sartell:

Signed by:

Anita Rasmussen, AICP
Community Development Director
City of Sartell

April 18, 2014

Epic Center AUAR Update Comments

The City published the AUAR update with the EQB and solicited comments from agencies and interested parties on March 3, 2014 with a closing on April 3, 2013. The City received three comments. These comments are included in the appendix. Summary of comments and response is shown below:

Organization/Individual	Letter/Email	Signatory
Minnesota Department of Health	April 2, 2014	Michele Ross
Mn Department of Natural Resources	April 2, 2014	Brooke Haworth
William Huston	March 31, 2014	William Huston

Minnesota Department of Health:

Comment Summary: AUAR update indicates that there have been no issues with groundwater contamination related to the gravel pit but did not show how this determination was made and no groundwater monitoring was provided.

Response: Any potential gravel pit contaminants were addressed during development in accordance with Minnesota Pollution Control Agency rules.

Minnesota Department of Natural Resources:

Comment Summary:

- A Natural Heritage Information System review should be conducted to identify any current records of rare species. **Response**: The City will update these records.
- It appears unclear how the remaining Model Bald Eagle Habitat will be preserved. Response: The pair has moved to a property adjacent to the river over 1,000 feet from the site within a conservation easement area. Future purchase of additional land will made by the city for further improvements and protection.
- The DNR encourages the City to preserve as much woodland in the riparian corridor as possible within the 44 acres the city is purchasing. **Response**: The city intends for this area to be preserved as an environmentally sensitive area.
- Requests for updates to the City's ordinances for setbacks from public waters and description of zoning ordinance requirements for shoreline alternations. **Response:** The City referenced zoning ordinance updates in Item 16 and 17 of the AUAR update. The City can provide the DNR copies of these ordinances.

William Huston:

Comment Summary: An email was received requesting Phase 1 data regarding the gravel pit. **Response:** The City suggested the Phase 1 for Wal-Mart may have the information and provided information from the AUAR mitigation plan regarding the gravel pit.

Goodroad, Tina

From: Ross, Michele (MDH) <michele.ross@state.mn.us>
Sent: Wednesday, April 02, 2014 3:17 PM
To: Goodroad, Tina
Subject: Sartell Epic Center, AUAR Update - MDH Comments

Thank you for providing the Minnesota Department of Health (MDH) with the opportunity to comment on the AUAR Update for the Epic Center project.

The 2007 Final AUAR indicates that the gravel pit, formerly located on the project site, could contain unforeseen environmental hazards, including groundwater contamination, related to its operation or its reclamation. The mitigation proposed in the 2007 Mitigation Plan includes the use of onsite soils to reduce permeability and increase travel time for waterborne contaminants. The AUAR update indicates that there have been no issues with groundwater contamination related to the gravel pit. However, it is unclear how this determination was made as no groundwater monitoring or other assessment information is provided in the Update.

Health starts where we live, learn, work, and play. To create and maintain healthy Minnesota communities, we have to think in terms of health in all policies. Thank you again for the opportunity to provide comments on this AUAR for the Epic Center project. Feel free to contact me if you have any questions regarding these comments.

Michele Ross
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Environmental Health Division
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Minnesota Department of Natural Resources
Division of Ecological and Water Resources
1200 Warner Road
Saint Paul, MN 55106-6793

April 2, 2014 Transmitted by Electronic Mail

Ms. Tina Goodroad
Stantec Consulting Services, Inc.
2335 Highway 36 West
St. Paul, MN 55113

Ms. Goodroad,

The Department of Natural Resources (DNR) has reviewed the Sartell Epic Center AUAR Update for 2014 and offers the following comments for your consideration.

1) Because the original AUAR is referenced in this Update whenever no changes have been made to numbered items, we suggest that it would be helpful to append the original AUAR to the Update document.

2) A Natural Heritage Information System (NHIS) review should be conducted to identify current records of rare species and rare natural resource features that may be present within the AUAR footprint or in public waters that may be affected by this development. This information should be included in the AUAR, and potential impacts to and protection strategies regarding new records, if any, should be specifically addressed. Minnesota's List of Endangered, Threatened, and Special Concern Species was updated in August of 2013, and incorporates a number of changes to the rare species list. The NHIS is continually updated as new information becomes available and includes current records and surveys. An NHIS review is considered valid if performed within one year of project implementation. The NHIS Data Request form and rate information can be accessed on the DNR website at http://www.dnr.state.mn.us/eco/nhnrp/nhis.html.

3) Table 11-6 Decision Matrix

   a) Remaining Model Bald Eagle Habitat: it is unclear from this version and the 2007 AUAR how this area is to be preserved and managed within the project footprint. Figure 27-1 (Future Land Use) shows only small sections of park along the riparian corridor of the Sauk River, with the rest of the footprint slated for development. While we understand that the City may not wish to publicize the location of this feature, a discussion of the preservation and management of the Model Bald Eagle Habitat would be appreciated.

   b) Wildlife Corridors: The DNR encourages the City to select the Preserved option for the riparian corridor along the Sauk River, and to "design to

maximize corridor width" as stated. We encourage the City to preserve as much woodland as possible within this riparian corridor. This riparian forest cover provides important ecological benefit to the river (such as erosion control, water quality, and fisheries habitat) and maximizes important habitat connectivity at the confluence of the Mississippi River and the Sauk River. We hope that the Model Bald Eagle Habitat and the riparian corridor are adjacent to each other to maximize ecological benefits, and to encourage potential future eagle nest establishment.

c) Wildlife Corridors: AUAR Update: The addition of 44 acres of future parkland will be a valuable ecological asset. Is this parkland contiguous with the AUAR site? If so, we encourage the City to retain as much of the future park in low-impact development as possible to maximize ecological benefits. Examples would be unpaved trails and retention of wooded overstory (if present), instead of the development of recreation fields.

4) 11.3 – Amended the City's Environmental Sensitive Areas map: if this map includes Sensitive Areas within the footprint of the AUAR, please include that in the current AUAR update.

5) 16.3 Update to Erosion and Sedimentation: We appreciate the update of the City's ordinance to require setbacks from public waters consistent with DNR rules for new developments. Please include a description of setbacks that will be used within the AUAR footprint.

6) 16.4 Update to Erosion and Sedimentation: Please include a description of the adopted zoning ordinance requirements for shoreline alterations pertaining to vegetation removal, grading and erosion control protection. It is unclear what treatment is referenced, and therefore difficult to assess the application.

7) 17. Water Quality-Surface Water Runoff Update: The DNR appreciates the attention to wetland function and area, installation of rain gardens, a PUD with overall greenspace of 35%, and impervious surface limits for residential districts.

Thank you for the opportunity to review and provide comments on this AUAR update. If you have any questions regarding these comments, please feel free to contact me.

Sincerely,

Brooke Haworth
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Goodroad, Tina

From: Anita Rasmussen <anita@sartellmn.com>
Sent: Wednesday, April 02, 2014 11:04 AM
To: Goodroad, Tina
Subject: FW: Epic Center - Gravel Pit concern
Attachments: 20140331102801827.pdf

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From: Steve Feneis [mailto:SteveF@GraniteCityProperties.com]
Sent: Monday, March 31, 2014 4:34 PM
To: Anita Rasmussen
Cc: 'Tim Torborg'
Subject: FW: Epic Center - Gravel Pit concern

Anita:

Please see Will's email below. I am not sure if this will satisfy your concerns. We do not have a Phase I Environmental Audit from Wal-Mart. Let me know if you need anything else from us.

Steve

From: William Huston [mailto:William.Huston@westwoodps.com]
Sent: Monday, March 31, 2014 2:50 PM
To: Steve Feneis (stevef@granitecityproperties.com)
Subject: Epic Center - Gravel Pit concern

Steve,

We did not have a Phase 1 complete for the area. The only data we have is in the original AUAR. Page 15, paragraph 2 lists that the EDR did not find anything, and paragraph 4 lists that no contamination is evident. Page 110, Item 19 also addresses this.

Walmart would have done a Phase 1 for the site. Can you get your hands on it? That should address the concerns.

If you cannot get the Phase 1 from Walmart, I think your best-bet would be to contact ITT and have them write a letter stating they did not observe sources of groundwater contamination. They will probably put a lot of wiggle room in the letter to eliminate liability.

Thanks,

Will

William R. Huston, PE
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construction of various types of railroad equipment. It is currently being used for industrial and commercial purposes. According to the EDR report, from 1950 to 1970 approximately 10,000 gallons of waste oil, paint, waste and solvents were allegedly disposed of at the site. In 1984, volatile organic compounds were found in the City of Waite Park's municipal water supply wells. The city was advised to discontinue use of its water supply. In 1988, after remedial responses were taken, the city's water treatment and well system were placed back in service. As of 1986, the NPL status for all the pollutants found at the site was Final. It does not appear that any action has been taken in relation to this site since 1986 by either state or federal agencies.

The gravel pit is 16.4 acres and is located in the southwestern portion of the site. The EDR report does not identify any potential for hazardous materials associated with the pit or its refilling.

MITIGATION SUMMARY

The waste from the chiropractic clinic is disposed of by the owner and does not pose a hazard to the AUAR area. The other sites have either been closed or should pose no immediate risk to the area. Therefore, hazardous waste sites identified by the EDR report will not require any mitigation.

The gravel pit could contain unforeseen environmental hazards related to its operation or its reclamation. While there is currently none evident, if contamination is discovered during the course of development, the developer or other responsible party will be required to address the situation in accordance with Minnesota Pollution Control Agency rules.

Potential impacts from commercial uses could include light and noise pollution from traffic, visual impact of buildings, and light pollution from buildings and parking areas. Light and noise impacts could be mitigated with the use of landscaping, berming and downcast, cutoff lighting around parking areas. Screening of commercial signage from residential areas could be accomplished using landscaping or the orientation of signage in accordance with the sign ordinance.

Pedestrian and motorist safety could be reduced due to traffic volume along CSAH 1, CR 134 and intersections with TH 15. Traffic-calming measures such as raised intersections, raised crosswalks, or textured pavement near entry points to the commercial area can be effective at reducing speed and improving safety. Distinct pedestrian connections from the residential areas to businesses in the commercial area could increase the perception of safety and make residences feel that the new commercial space is a useful addition to their neighborhood rather than a potential safety concern. Crosswalks should be visually robust, with signage, high-visibility paint, and pedestrian-activated signaling. Connections should be made that lead directly to store-fronts from access points, rather than forcing pedestrians to cross large parking lots or busy parking circulator lanes. Maintaining a human scale that includes appropriate landscaping, reasonable distances between store-fronts and access points, and is visually interesting is important to make the pedestrian feel safe.

How Will Mitigation be Applied and Assured
These strategies together will provide assurance that the City's wastewater system is adequate to transport the wastewater to the regional collection system. The City will make use of the mechanisms in place to assure that wastewater generated does not exceed either the local collection system, the regional collection system or the regional treatment system.

Mitigation will be regulated through the city's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant mitigation measures prior to final approval by the city. Implementation of mitigation measures will be assured through developer agreements with the city, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.

ITEM 19. GEOLOGIC HAZARDS AND SOIL CONDITIONS

Potential Impacts
- Groundwater contamination could occur on the sites of the former gravel pits.

Mitigation Strategies
19.1 Fill the gravel pits with on-site soils to reduce the permeability of the soil and increase travel time for water-borne contaminants.

19.2 To reduce contamination potential during development, storage of fuels and other contaminates should be avoided in the former gravel pit sites whenever possible. If necessary, storage of fuels should take pace over impermeable surfaces with containment measures in pace to capture spills.

How Mitigation Will be Applied and Assured
The grading process as described in Item 16 will serve to change the permeability of the soil in the areas of the gravel pits. Soil will be used from the high area in the northeast portion of the AUAR area. Assurance of mitigation for grading is addressed in the Mitigation strategies under Item 16.

Mitigation will be regulated through the city's development approval and permitting process. Proposed master development plans, planned unit development and subdivision applications, plats, and/or site plans must address relevant mitigation measures prior to final approval by the city. Implementation of mitigation measures will be assured through developer agreements with the city, which will require a financial security for land and infrastructure improvements and/or revoke the right to acquire building permits and/or certificates of occupancy until all relevant mitigation measures have been addressed.

ITEM 21. TRANSPORTATION

Potential Impacts
City and county roads are exempt from state standards unless full access control has been acquired. In addition:
- As development occurs over the next five (5) to seven (7) years, CSAH 1, CSAH/CR 134 and TH 15 corridors and intersections will experience unacceptable levels of service without expansion of these facilities.
- The development of the AUAR area will require new access points along CSAH 1 and CR 134
- The proposed roadway system in Scenario 1a is not consistent with access spacing guidelines and provides circuitous access through the AUAR area.