

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION 2010-012

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA GIVING PRELIMINARY APPROVAL TO AN
ANNEXATION REQUEST FOR THE PRAWER-GILL PROPERTIES

WHEREAS, Ken Praver and Robert Gill have requested annexation of a total of approximately 456 acres south of Highway 19 and west of the City limits; and,

WHEREAS, the Planning Commission held a public hearing on November 24, 2009, and has reviewed the Annexation requests, and has considered the information identified in the Staff report; and,

WHEREAS, the Planning Commission has recommended approval of the annexation of the 456-acre properties as shown on Exhibit A, by a vote of five to one, with one member voting against the annexation based on the position that the annexation should be delayed until completion of both the Land Development Code and the updated stormwater and stream protection ordinance; and,

WHEREAS, the Economic Development Authority, the Park and Recreation Advisory Board, and the Environmental Quality Commission have submitted a recommendation and/or comments on the annexation requests which have been incorporated as conditions of approval of the annexation; and,

WHEREAS, the stormwater ordinance that is expected to be adopted in 2010 can be written at the same time that negotiations occur with Bridgewater Township to revise the current annexation agreement.

NOW, THEREFORE BE IT RESOLVED the City Council adopts the findings of fact contained in Exhibit B.

BE IT FURTHER RESOLVED THAT the City Council hereby preliminarily approves the annexation of the 456-acre Praver-Gill properties, with the following conditions:

1. The City and Bridgewater Township sign a revised orderly annexation agreement, which will outline future tax payments and other issues related to this annexation.
2. The two property owners sign an annexation agreement with the City. Staff recommends that the following be made a part of this agreement:
 - In annexing the property, the City is not committing to assist in funding the needed infrastructure installations, including extensions of utilities and streets.
 - The concept plan submitted by the applicant is NOT considered approved. Instead, a master plan for the properties would be developed by the Northfield 3rd Business and Industrial Park Steering Committee and their consultant.
 - The following recommendations of the PRAB are incorporated as a condition of approval of the annexation request:

- The City Council should follow the park dedication requirements as per City ordinances during development.
- The Neighborhood Park #9 as shown in the City's Park, Open Space, and Trail System Plan, be redesignated as a Community Park, and also relocated adjacent to Sechlar Park to create a larger park mass.
- Create green corridors along both streams and parkland at the confluence of the two streams.
- Protect any and all wetlands in the annexation area.
- The following recommendations of the EQC are incorporated as a condition of approval of the annexation request:
 - Development of the Praver-Gill property should not adversely impact the wood turtle (*Clemmys insculpta*), within or nearby to the annexation area.
 - When master planning the annexation area, consideration should be shown to the connectivity of a given natural area to other natural areas, and the potential utilization of the area by local wildlife.
 - In developing the properties, it is important to realize shading of Rice Creek assists in maintaining the stream's viability as a trout stream, and that slopes (~8%) near the streams in the annexation area are susceptible to erosion.
 - Areas adjacent to the floodway (lower parts of benches adjacent to the streams) should be protected to allow for seasonal high water, and to further enhance the riparian zones of the streams.
 - When master planning the annexation area, consideration should be given to the possibility of preserving productive agricultural land, as defined by the U.S. Department of Agriculture's Natural Resource Conservations Service.
 - Thorough geotechnical data should be collected prior to development of the annexation area.
 - Tools or strategies should be investigated to preserve more open space. These tools are described as "Other Protection Programs" on pages 5.8 and 5.9 of the Comprehensive Plan.
 - If the Praver-Gill properties are developed, conservation of open space land should be concentrated on the southeastern area of the properties (the area where the two streams converge with the Cannon River). Development would be better directed toward the northwest portion of the properties.
 - The City should consider imposing buffer restrictions beyond those mandated by the State of Minnesota to ensure the long-term health of both streams. Input from the "Rice Creek (Spring Brook) Concerned Citizens Group", who completed a report dated November 13, 2009, and the Cannon River Watershed Partnership should be considered in developing the buffer restrictions.
- Prior to development application(s) being submitted to the City, the property owners will submit the following information for the City's review. This information is in addition to what the City normally requires in the development approval process:
 - As required by Minnesota Rules, the property owners will complete an Environmental Assessment Worksheet (EAW), Alternative Urban Areawide Review (AUAR), or Environmental Impact Statement (EIS) for the annexation area.
 - Traffic study showing the transportation impacts on the area within the properties, and the surrounding area.

- Delineate the wetland(s) on the properties.
- Delineate the floodway and floodway fringe districts on the properties.

PASSED by the City Council of the City of Northfield on this 9th day of February 2010.

ATTEST

City Clerk

Mayor

VOTE: ___ ROSSING ___ BUCKHEIT ___ DENISON ___ POKORNEY ___
 ___ POWNELL ___ VOHS ___ ZWEIFEL

EXHIBIT B
FINDINGS OF FACT

RESOLUTION 2010-012
Annexation Requests
February 9, 2010

1. The applicants, Ken Prawer and Robert Gill, have requested annexation of their properties for a total of 456 acres.
2. Both properties are adjacent to each other, but only the Prawer property is adjacent to the current Northfield City limits.
3. If the annexation is given preliminary approval by the City Council, the annexation agreement between the City and Bridgewater Township will need to be revised.
4. Both properties are currently used for agricultural purposes and will continue to be used for this purpose for the foreseeable future.
5. The cost to install infrastructure on the Prawer-Gill properties is estimated at between \$1 and \$2 million. On-going road maintenance costs are estimated at \$4,000 per year.
6. Revenue for the City and School District is estimated at between \$5.2 and \$5.6 million at full build out of the properties.
7. There is or will be sufficient water and sewer capacity for the annexation area.
8. The properties have opportunities for convenient transportation access for a business park from Highway #19, from Armstrong Road, and from Decker Avenue.
9. The soils on the properties have few limitations to building and development.
10. According to the Comprehensive Plan, the Prawer-Gill area is within the priority growth area boundaries of the City. The Plan also envisions that a larger, single-use land use, such as a business and light industrial park, would be located within this area. By giving preliminary approval to the annexation request, the City Council will be realizing the vision to have this area within City limits for future development.
11. The environmental resources on the properties, including Heath and Rice Creeks, would come under the jurisdiction of the City. This provides opportunities for protecting these resources.
12. The City is undertaking the creation of a stormwater management ordinance which is expected to be completed prior to development of the properties.
13. The City's commercial property tax base will increase, once development is constructed, as payments are made by the new businesses that would locate in the annexation area.
14. At full build-out, the business park will provide many new jobs for Northfield residents and new businesses may move into the City to support the business park.
15. Since more commercial land would be available with the Prawer-Gill properties and the area west of the Hospital, this contributes to lowering the price of commercial and industrial land within existing City limits. This may lead to stimulating commercial and industrial infill and redevelopment in the City.
16. The Prawer-Gill properties offer different types of development opportunities to potential business owners than the recently annexed area west of the Northfield Hospital. The area west of the Hospital is larger, has fewer environmental features that affect how much land can be developed, and has fewer elevation changes. The Prawer-Gill property has more environmental features, which could serve as an amenity for a corporate campus or conference center.