

REQUEST FOR COUNCIL ACTION

Date: 10/8/12
Item No.: 12.b

Department Approval



City Manager Approval



Item Description: Twin Lakes Redevelopment Area Environmental Policy

BACKGROUND

The Twin Lakes Alternative Urban Areawide Review (AUAR) environmental review document was originally approved in 2001 in consideration of redevelopment of the Twin Lakes area. On October 15, 2007, the City of Roseville adopted an update to the 2001 Twin Lakes AUAR. Under Minnesota State Rules, an AUAR is required to begin the process to be updated prior to the expiration of five years from the date of adoption. In the case of the Twin Lakes AUAR, it will expire on October 15, 2012.

At the September 17, 2012 City Council meeting, staff brought forward options for the Council to consider in regards to the AUAR. It was decided to let the existing AUAR lapse and begin a new visioning process for the Twin Lakes Redevelopment Area. In the interim, staff and the City Council felt it expedient to adopt a policy regarding environmental review in the Twin Lakes Redevelopment Area.

Staff has drafted a resolution for City Council consideration that would create a policy for environmental review in the Twin Lakes Redevelopment Area. The proposed policy would state that the Twin Lakes area should be subject to an AUAR in order to ensure that development within the area cleans up existing environmental contamination and mitigates future environmental concerns. In the absence of a Twin Lakes AUAR, a development will need to draft an Environmental Assessment Worksheet (EAW) for City consideration. The requirement for an EAW can be waived by the City Council after the developer providing application to the City asking for a waiver and stating the reasons why an EAW should not be undertaken. The final decision on whether or not an EAW is done will be with the City Council. Finally the policy exempts all previously approved development within the Twin Lakes Redevelopment Area from the policy.

POLICY OBJECTIVE

The Twin Lakes Redevelopment Area has long been established as an important priority for the City of Roseville. Ensuring that proper environmental study is undertaken for the Twin Lakes area will help in the success of the Twin Lakes Redevelopment Area.

BUDGET IMPLICATIONS

There is no fiscal impact for the City with this policy.

30 **STAFF RECOMMENDATION**

31 Staff recommends approval of the Twin Lakes Redevelopment Area Environmental Policy and
32 adoption of the attached resolution.

33 **REQUESTED COUNCIL ACTION**

34 Motion to **ADOPT** a resolution establishing the Twin Lakes Redevelopment Area Environmental
35 Policy as described in Attachment A of this report.

Prepared by: Patrick Trudgeon, AICP, Community Development Director (651) 792-7071

Attachments:

A: Resolution establishing the Twin Lakes Redevelopment Area Environmental Policy

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

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Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota was duly held on the day of , 20 , at 6:00 p.m.

The following members were present:

and the following were absent: .

Member introduced the following resolution and moved its adoption:

RESOLUTION No.

Twin Lakes Environmental Review Policy

WHEREAS, the City of Roseville adopted the Twin Lakes Business Park Final AUAR Update on October 15, 2007; and

WHEREAS, Chapter 4410 (Environmental Review) of the Minnesota Administrative Rules require that an AUAR be updated every five years; and

WHEREAS, The City of Roseville desires that the Twin Lakes Redevelopment Area is subject to environmental review, documentation, and mitigation; and

WHEREAS, The City of Roseville desires to establish a policy the will ensure that continual environmental oversight covers the Twin Lakes Redevelopment Area.

NOW, THEREFORE, BE IT RESOLVED, that

- 1) It is the stated policy of the City of Roseville that the Twin Lakes Redevelopment Area is subject to an Alternative Urban Areawide Review (AUAR) environmental study as defined in Chapter 4410 (Environmental Review) of the Minnesota Administrative Rules.
- 2) If an AUAR is not in place for the Twin Lakes Redevelopment Area and a proposed development exceeds the mandatory Environmental Assessment Worksheet (EAW) or Environmental Impact Statements (EIS) thresholds, the developer will be required to conduct the appropriate environmental review.

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- 47 3) If an AUAR is not in place for the Twin Lakes Redevelopment Area, and a
- 48 development is not required to do a mandatory EAW or EIS, a proposed
- 49 development within the Twin Lakes Redevelopment Area will be required to
- 50 conduct an Environmental Assessment Worksheet (EAW) as provided for in
- 51 Chapter 4410.1000 (3)(A) (Discretionary EAWs) of the Minnesota
- 52 Administrative Rules unless waived by direct City Council action.
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- 54 4) The preparation of the EAW shall be completed under the direction of the City
- 55 and done by City Staff and/or City-hired consultants. All costs, including City
- 56 review costs, for preparation of an EAW shall be borne by the developer. The
- 57 developer shall deposit a sufficient cash deposit to cover the costs of the
- 58 preparation, review, and completion of the EAW.
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- 60 5) In order to be waived from the EAW requirement, the property owner and/or
- 61 developer shall submit a request to the City Manager requesting and exemption
- 62 and stating the reasons why their project should be exempt from any
- 63 environmental review. After the waiver request is received, the City Manager
- 64 will schedule the matter for consideration and decision by the City Council.
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- 66 6) Developments approved prior to October 15, 2012 within the Twin Lakes
- 67 Redevelopment Area are exempt from this policy. Development is deemed
- 68 approved under this policy when all site plans have been approved by the City
- 69 Community Development Department and all plats required for subsequent
- 70 development have been approved by the City Council.
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72 The motion for the adoption of the foregoing resolution was duly seconded by Member

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74 , and upon a vote being taken thereon, the following voted in favor thereof:

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76 and the following voted against the same: none.

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78 WHEREUPON said resolution was declared duly passed and adopted.

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