

**Joint Meeting of the Cambridge Parks, Trails, and Recreation Commission & Planning Commission
Meeting Minutes
Monday, February 8, 2021**

Pursuant to due call and notice thereof, a joint meeting of the Cambridge Parks, Trails, and Recreation Commission and the Planning Commission was held on Monday, February 8, 2021, at the Cambridge Public Library, 111 Dellwood St. N, Cambridge, Minnesota, 55008.

Parks Commission Members Present:

Commissioners Mark Ziebarth (Council Rep), Vice Chair Kriste Ericsson (via Zoom), and Commissioners Jeff Andres (via Zoom), Jeff Soderquist, Elijah Anderson (via Zoom), and Ex-Officio Member, Barry Wendorf (via Zoom). No absences.

Planning Commission Members Present:

Chair Aaron Berg, Vice Chair Bob Boese, Arianna Weiler, Joe Morin, Jessica Kluck, David Redfield, and Council Representative Bob Shogren. No absences.

Staff Present: City Planner, Marcia Westover and Community Development Specialist, Carri Levitski.

Call to Order & Pledge of Allegiance

Ziebarth called the meeting to order at 7:00 pm and led the Commissioners in the Pledge of Allegiance.

Approval of the Agenda

Berg moved, seconded by Ericsson, to approve the agenda as presented. Motion carried unanimously.

New Business

Cambridge Cove Discussion

Westover explained Paxmar, LLC., has proposed a concept plan and rezoning as a Planned Unit Development (PUD) for their development named Cambridge Cove. The general location of this request is 76.30 acres north of State Highway 95 along the west side of County Road 14 and south of 339th Avenue NE (12th Avenue NW).

Westover stated the concept plan and Planned Unit Development (PUD) have been approved. The next step is to address the parkland before the developer moves forward with a preliminary plat. The preliminary plat will again be reviewed by the Planning Commission and Council for approval.

Westover noted the original 2021 concept plan that was reviewed by the Planning Commission and offered .67 acres of park land. Staff felt that was adequate due to the number of parks already established in the city, the City's comprehensive trail plan, and that a monetary park dedication fee can be paid for a planned park already identified in the long-range plan. The Planning Commission felt that more park space should be offered within this development due to the number of new homes being built, they thought that the trail wouldn't be used, and the fact that the city is growing.

Westover explained the developer and staff have been in discussions since the last Planning Commission meeting. Several ideas have been reviewed, and a new proposal has been submitted. Additional park land has been identified by the developer to include a park that will be 1.2 acres in size. A perspective map has been included with this staff report to show what a 1.2-acre park could encompass. The perspective map identifies the Cambridge Primary School playground with a 1.2-acre parcel.

Westover noted staff had an internal discussion that a ninja course be installed in this park. She noted some examples of what that could look like. The average age of users for the ninja course is 5-12. Since this is a mixed-use development, perhaps several different age categories are considered. A horseshoe pit might make a nice addition for users of all ages.

Westover noted the developer and staff are working on trail details. The grades along County Road 14 may be such that the trail may not happen along this road, but perhaps through the development itself. Many details need to be worked out yet, but staff recommend the trail as a priority.

Westover stated The City's Comprehensive Plan identifies a trail along County Road 14 to the northern edge of the Cambridge Cove property. This trail extends south across Highway 95 down to 28th Avenue. The southwest corner of Highway 95/Spirit River Dr. is to have commercial development. Ideally, a convenience store will be located here. To the west of the convenience store and west of the Armed Forces Reserve Center is another planned residential development (identified as the Kelly property). The overall plan for the city is that these residences have a global trail system to lead them to the amenities of a convenience store, and to 2nd Ave SW leading to City Park or into the business district. In addition to Cambridge Cove, the Kelly property, and the Community College, GracePointe Crossing would like to expand in the future. This will be a highly developed area and staff is planning now for the trail system to be adequate. The costs will be much higher if the trail is built after development occurs.

Westover stated at this point, staff need more specific costs to determine if parkland dedication will be met. If the trail is built along County Road 14 to Street A, that will cost a significant amount more than bringing the trail into the development to the cul-de-sac. The trail along County Road 14 is estimated to cost \$200,000. The monetary value of the dedicated land is yet to be determined. At this time staff do not know if any park equipment could be installed immediately.

Westover explained staff is seeking a recommendation for the size of the parkland and also a trail connection into this development. If it is determined that the parkland and trail costs do not meet the developer's required parkland dedication fees, then equipment would be installed. The specific equipment discussion can happen at a later date.

Westover explained the Cambridge Cove development is filling a desperate need to bring in more single-family housing. The parkland dedication is determined at the sole discretion of the City. If Council finds that no new parkland is needed, then only a cash contribution is required. However, staff and the developer are working together to balance the need for housing units, the comprehensive trail network, and desire for parkland.

Westover mentioned at this time it is undetermined if this park development will cost the city anything. The amount of parkland dedication fees to be paid by the developer is \$329,600 (based on 206 units).

Soderquist stated he did not agree with the trail being located along County Road 14 due to the 55-mph speed limit.

Berg asked about the trail being on the back side of homes on the south side of Street B and also the cost of changing the curve of the trail. Roos, the developer, explained elevations may be an issue with existing ponds and slopes down to the pond. Grading has already been done. The lots won't have as much room because the homes will use a larger foot print. Slab on grade homes take up more lot space. The lots have contour lines and would need flat lots. A 4-6' retaining wall would be needed for the majority of the cul-de-sac. Roos explained the retaining wall would get taller if on private property.

Roos explained that park Option #1 takes the place of 3 lots. Option #2 takes the place of 6 lots and Option #3 takes the place of 4 lots. Roos asked the question "is bigger always better and what improvements do you want for your parks"? In dedicating park land, the developer would want to see improvements sooner rather than later, and that it be a manageable size.

Soderquist suggested having a shuffleboard or horseshoe area depending on mixed users in this development.

Berg asked Weiler what size option she would like to see since she was vocal during the Planning Commission meeting. Weiler stated she liked Option # 3 as it focuses more on the Long-Range Comprehensive Parks Plan.

Berg compared the 1.2-acre park as shown in the perspective of the Primary School playground to the size (206 homes) of Cambridge Cove. He explained the Primary School playground hosts 1,000 kids per day, where there will be a fraction of that in a 1.2-acre park at Cambridge Cove.

Shogren explained the bituminous trails would be a downgrade and a waste of resources when we already have sidewalks required.

Commissioners discussed sidewalk shoveling in front of the house the property owner is responsible for removing the snow within 48 hours.

Redfield felt with the infrastructure already being installed a trail would not be necessary. Redfield stated the size of the park versus the trail are 2 different issues. He stated he already drives to the city park or other parks in the area and would never walk his children along County Road 14.

Ziebarth discussed Option # 2. He brought up concerns about the high speed of traffic on County Rd 14 and also the difficulty crossing Highway 95 due to high traffic volume and busy intersection. Questioned being able to access the rest of the park services.

Westover explained Cambridge Cove is a just a starting place for the trail network, as identified in the Comprehensive Plan, on this side of the city to connect to the rest of the city. She mentioned the Highway 95 intersection would need to be upgraded with crosswalks and signals and it would be a safe intersection to cross. She further expressed that if we don't start the trail now, it will be much more difficult and costly to come back after the fact to obtain trail right-of-way, and this area will be a highly developed area in the future.

Weiler feels a trail is needed but at this point a park is more important. Morin suggested separating the discussion into 2 issues, Parks and a Trail System. Redfield suggested discussing a plan with the developer to identify the trail system and felt 8' wide asphalt would be the best material for the trail.

Boese mentioned he and his wife have bravely crossed Highway 95 and how difficult it was and will only get worse in the future.

Morin made a motion for the trail only, to go with Option # 2 for the trail system. The entrance point off of County Road 14 would be determined by city staff and the developer as to whether it be at the utility stub in or current mark on the map. This portion of the trail would be bituminous. Once the trail connects with the sidewalk on the cul-de-sac or street then standard concrete width on both sidewalks. Shogren seconded clarifying no bituminous trail would be added along the street and sidewalk would remain on both sides. Connection from cul-de-sac to County Road 14 would be asphalt and the pedestrian route running parallel the streets would be concrete. Upon call of the roll Shogren, Redfield, Kluck, Morin, Weiler, Boese, Berg, Andres, Ericsson, Soderquist, Wendorf, Anderson, Zeibarth all voted aye. Motion passed 13/0.

Motion made by Andres, seconded by Soderquist to go with Option # 2, 1.2-acre park which is the largest of the options.

Shogren asked how much money it would cost the developer in lost revenue using Option # 2. Asking if the cost of the 3 lots would be about \$60 thousand per lot. Roos, developer, added the home prices will be in the high \$200 thousands. Park dedication is \$1600 per unit. Shogren spoke against Option # 2 and is in favor of Option # 1.

Berg stated he is in favor of Option # 3 and is in favor of adding a park, but a smaller park due to revenue for the city.

Morin stated the need to put the money into the existing long-range park plan rather than add a park to the development. He stated more lots would help pay taxes and increase property revenue. Morin stated City Council has lost two (2) people in the past year to help with the budget. Morin expressed his opposition to voting on any park that would require hiring more staff or purchasing more equipment.

Weiler explained there has been a falsehood in the past 10 years of Cambridge having a Splash Pad. Her family has gone to other communities to use their park facilities.

Upon call of the roll Redfield, Boese, Andres, Ericsson, Soderquist, Wendorf, Anderson and Zeibarth all voted aye. Kluck, Morin, Weiler, Berg, Shogren voted nay. Motion for Option #2, 1.2-acre park, passed 8/5.

Adjournment

Being no further business before the Joint Cambridge Parks, Trails, and Recreation Commission and Planning Commission, Morin moved, seconded by Berg to adjourn the regular meeting at 8:32 pm. Upon call of the roll, the motion passed unanimously.

 4/13/21
Parks, Trails, and Commission Chair Mark Ziebarth

ATTEST:


Carri Levitski, Community Development Specialist


Planning Commission Chair Aaron Berg

ATTEST:


Marcia Westover, City Planner