



## **Memorandum**

**To:** *Review Agencies*

**From:** *Andi Moffatt, WSB*  
*David Abel, City of Minnetrista*

**Date:** *April 26, 2017*

**Re:** *Woodland Cove AUAR Update 2017*  
*WSB Project No.*

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Pursuant to Minnesota Rules 4410.3610 Subp. 7, an AUAR must be updated every five years to remain valid. The Woodland Cove AUAR was initially adopted in 2006. The first update was completed in 2011. The original 2006 AUAR is available upon request and the 2011 Update is available on the City of Minnetrista's website at [www.cityofminnetrista.com](http://www.cityofminnetrista.com). No substantial revisions or analysis is needed at this time and the attached figure shows the areas that have been developed since the 2011 Update. This memo is intended to serve as the second update.

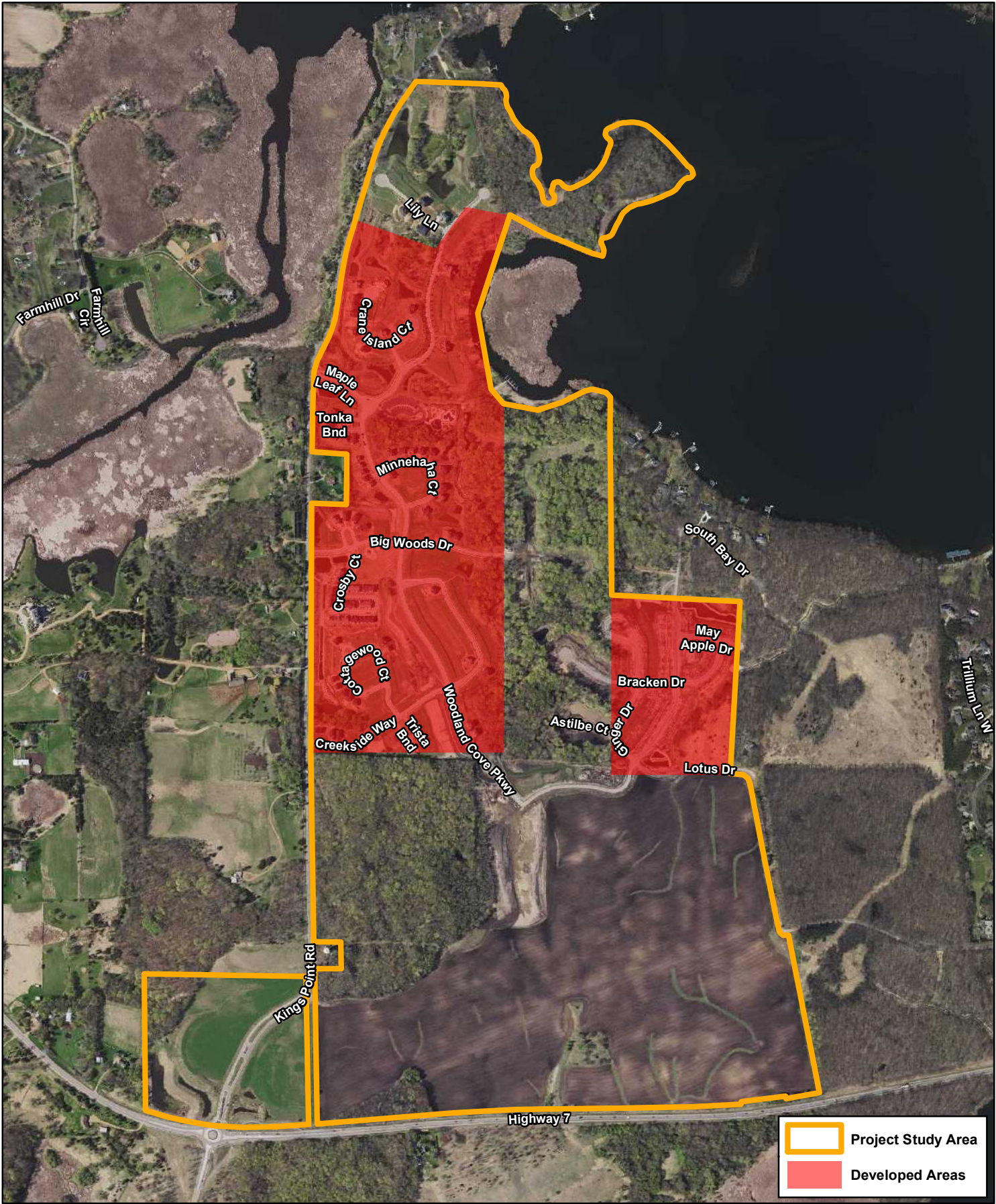
In 2012, the City of Minnetrista and the developer entered into a Developer's Agreement (DA) and this DA, along with the past AUARs, have fully identified environmental impacts and the mitigation plan. Development scenarios have not changed and the mitigation measures are being followed and enforced via the DA. Scenario 3 from the 2011 Update is the scenario under development. The DA memorializes the mitigation measures in the AUAR and provides the mechanism to enforce these mitigation measures. The DA outlines the following:

- The development must comply with the mitigation in the AUAR and mitigation will be verified at the time of final plat approval with each phase of the development.
- Wetland mitigation and buffers must be in conformance with the approved WCA permits. Wetland mitigation did occur on site per the permits and the mitigation areas are currently being monitored annually per the WCA and US Army Corps of Engineers requirements.
- Wetland buffers throughout the development are required as per the approved development plan and Minnehaha Creek Watershed District. They are to be maintained as part of Open Space and designated with a monument. This has been implemented in the areas already developed.
- A Tree Preservation Plan must be and is being adhered to as part of the Open Space and Landscaping plans for the project.
- The developer and City agree to implement the Environmental Stewardship Plan for the development. This plan specifies the management of all open space, restoration, wetland and buffer, and stormwater treatment areas. This plan is to be implemented via the Homeowner's Association Covenants and Restrictions. This includes signage of the Open Space, inspections, improvements, and a reserve fund for the Open Space maintenance.
- A regional trail, including construction of a grade separated pedestrian crossing at TH7, will be included. The grade separated crossing was constructed with the TH7 roundabout at Kings Point Road/CSAH 11.

- A shoreland preservation easement will be established. This has been established on the portions of the area that have been platted to date.
- A well, wellhouse, and watermain will be construction to accommodate development as part of the first phase. A second well will be needed based on further development timing. Construction of a water treatment plant and addition of two new wells are nearly complete.

This memo serves as the update to the AUAR. The mitigation measures are being following and have been incorporated into the Developer's Agreement. No additional study or analysis is needed.

This AUAR Update will be published in the May 8, 2017 EQB Monitor. The 10-day comment period will end on May 22, 2017. Comments can be provided to David Abel at [Dabel@ci.minnetrista.mn.us](mailto:Dabel@ci.minnetrista.mn.us).



**Figure 1 - Project Area**  
 Woodland Cove Developed Areas as of 2016  
 Minnetrista, MN



0 1,000  
 Feet  
 1 inch = 1,000 feet

